

Table of Contents

Table of Contents.....	1
Executive Summary Report.....	3
<i>Sales Sample Representation of Population - Year Built.....</i>	<i>4</i>
<i>Sales Sample Representation of Population - Above Grade Living Area</i>	<i>5</i>
<i>Sales Sample Representation of Population - Grade</i>	<i>6</i>
<i>Comparison of 2002 and 2003 Per Square Foot Values by Year Built.....</i>	<i>7</i>
<i>Comparison of 2002 and 2003 Per Square Foot Values by Above Grade Living Area</i>	<i>8</i>
<i>Comparison of 2002 and 2003 Per Square Foot Values by Grade</i>	<i>9</i>
<i>Population Summary.....</i>	<i>10</i>
Analysis Process.....	11
<i>Highest and Best Use Analysis.....</i>	<i>11</i>
<i>Special Assumptions, Departures and Limiting Conditions.....</i>	<i>11</i>
<i>Identification of the Area.....</i>	<i>12</i>
Name or Designation:	12
Boundaries:.....	12
Maps:.....	12
Area Description:	12
<i>Preliminary Ratio Analysis</i>	<i>13</i>
<i>Scope of Data.....</i>	<i>13</i>
Land Value Data:	13
Improved Parcel Total Value Data:	13
Land Model	14
<i>Model Development, Description and Conclusions.....</i>	<i>14</i>
<i>Land Value Model Calibration.....</i>	<i>16</i>
<i>Vacant Sales Used In This Physical Inspection Analysis</i>	<i>19</i>
<i>Vacant Sales Removed From This Physical Inspection Analysis.....</i>	<i>20</i>
Improved Parcel Total Value Model:.....	21
<i>Model Development, Description and Conclusions.....</i>	<i>21</i>
<i>Improved Parcel Total Value Model Calibration.....</i>	<i>23</i>
<i>Glossary for Improved Sales.....</i>	<i>25</i>
<i>Improved Sales Used In This Physical Inspection Analysis</i>	<i>26</i>
<i>Improved Sales Removed From This Physical Inspection Analysis</i>	<i>45</i>

Model Validation.....	49
<i>Total Value Model Conclusions, Recommendations and Validation:.....</i>	<i>49</i>
<i>Area 82 Physical Inspection Ratio Confidence Intervals.....</i>	<i>50</i>
<i>2002 Improved Parcel Ratio Analysis.....</i>	<i>54</i>
<i>2003 Improved Parcel Ratio Analysis.....</i>	<i>55</i>
USPAP Compliance	56
<i>Client and Intended Use of the Appraisal:.....</i>	<i>56</i>
<i>Definition and date of value estimate:</i>	<i>56</i>
Market Value.....	56
Highest and Best Use.....	56
Date of Value Estimate.....	57
<i>Property rights appraised:.....</i>	<i>57</i>
Fee Simple.....	57
<i>Special assumptions and limiting conditions:</i>	<i>57</i>
<i>Departure Provisions:</i>	<i>59</i>

Executive Summary Report

Appraisal Date 1/1/2003 - 2003 Assessment Roll

Area Name / Number: East Ballard / 82

Previous Physical Inspection: 1996

Sales - Improved Summary:

Number of Sales: 568

Range of Sale Dates: 1/2001 - 12/2002

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2002 Value	\$96,100	\$182,000	\$278,100	\$302,200	92.0%	13.50%
2003 Value	\$143,000	\$156,200	\$299,200	\$302,200	99.0%	9.22%
Change	+\$46,900	-\$25,800	+\$21,100		+7.0%	-4.28%
% Change	+48.8%	-14.2%	+7.6%		+7.6%	-31.70%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -4.28% and -31.70% actually represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2002 or any existing residence where the data for 2002 is significantly different from the data for 2003 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2002 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2002 Value	\$97,900	\$183,400	\$281,300
2003 Value	\$145,500	\$151,900	\$297,400
Percent Change	+48.6%	-17.2%	+5.7%

Number of improved Parcels in the Population: 5,276

The population summary above excludes multi-building, and mobile home parcels. In addition parcels with 2002 or 2003 Assessment Roll improvement values of \$10,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

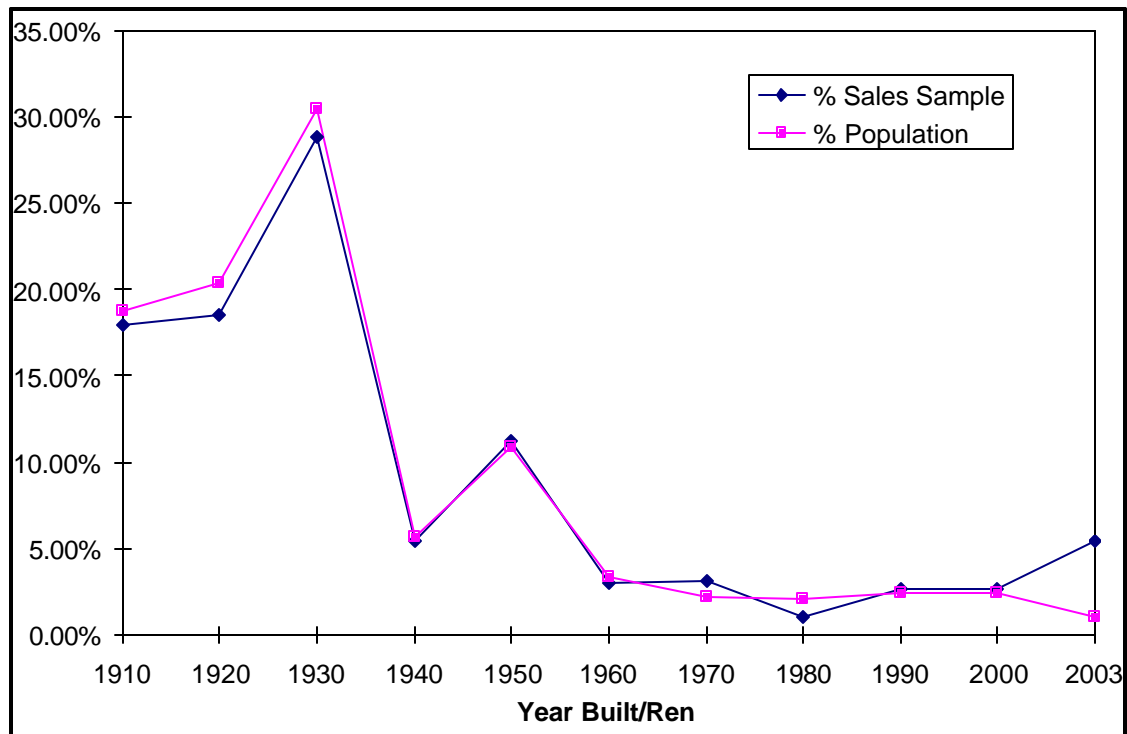
Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2003 Assessment Roll.

Sales Sample Representation of Population - Year Built

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	102	17.96%
1920	105	18.49%
1930	164	28.87%
1940	31	5.46%
1950	64	11.27%
1960	17	2.99%
1970	18	3.17%
1980	6	1.06%
1990	15	2.64%
2000	15	2.64%
2003	31	5.46%
	568	

Population		
Year Built/Ren	Frequency	% Population
1910	991	18.78%
1920	1075	20.38%
1930	1607	30.46%
1940	301	5.71%
1950	574	10.88%
1960	177	3.35%
1970	119	2.26%
1980	113	2.14%
1990	131	2.48%
2000	130	2.46%
2003	58	1.10%
	5276	

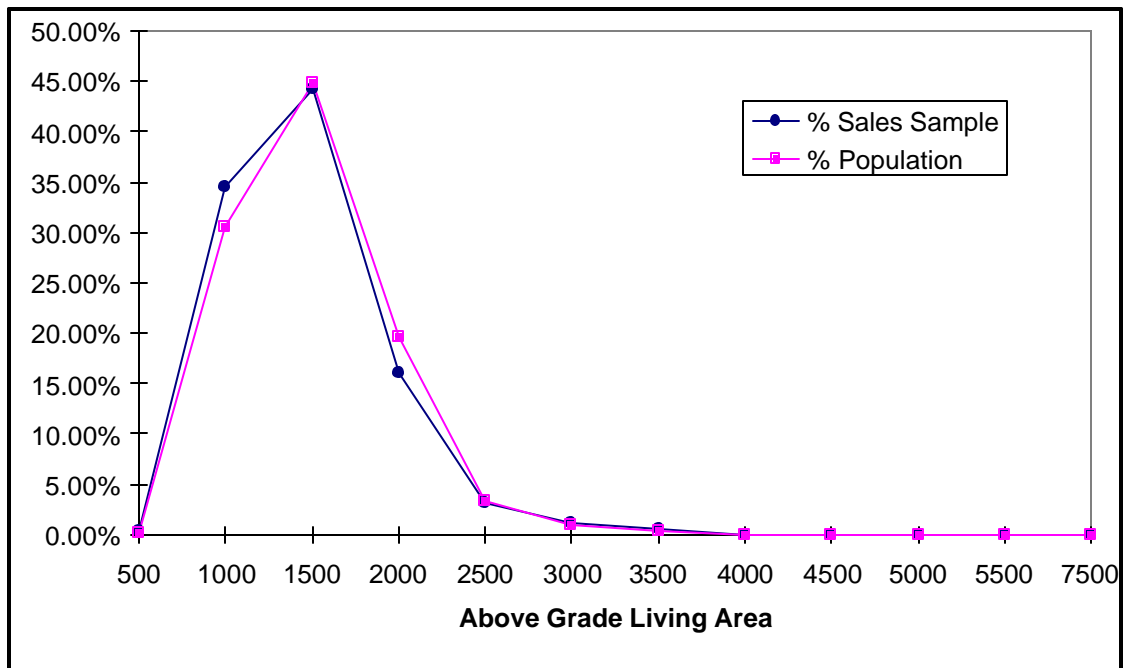


Sales of new homes built in the last three years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. The sales sample frequency distribution follows the population closely with regard to Year Built/Ren for homes built between 1900 - 2000 .

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	2	0.35%
1000	196	34.51%
1500	251	44.19%
2000	91	16.02%
2500	18	3.17%
3000	7	1.23%
3500	3	0.53%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
568		

Population		
AGLA	Frequency	% Population
500	10	0.19%
1000	1611	30.53%
1500	2366	44.84%
2000	1038	19.67%
2500	180	3.41%
3000	53	1.00%
3500	16	0.30%
4000	1	0.02%
4500	1	0.02%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
5276		

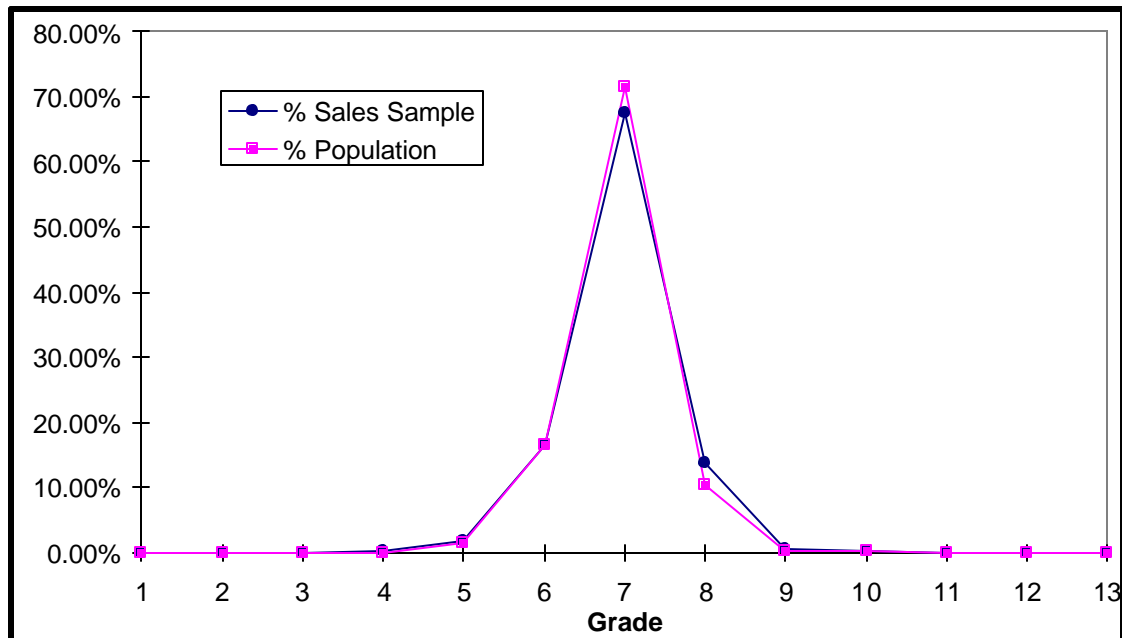


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

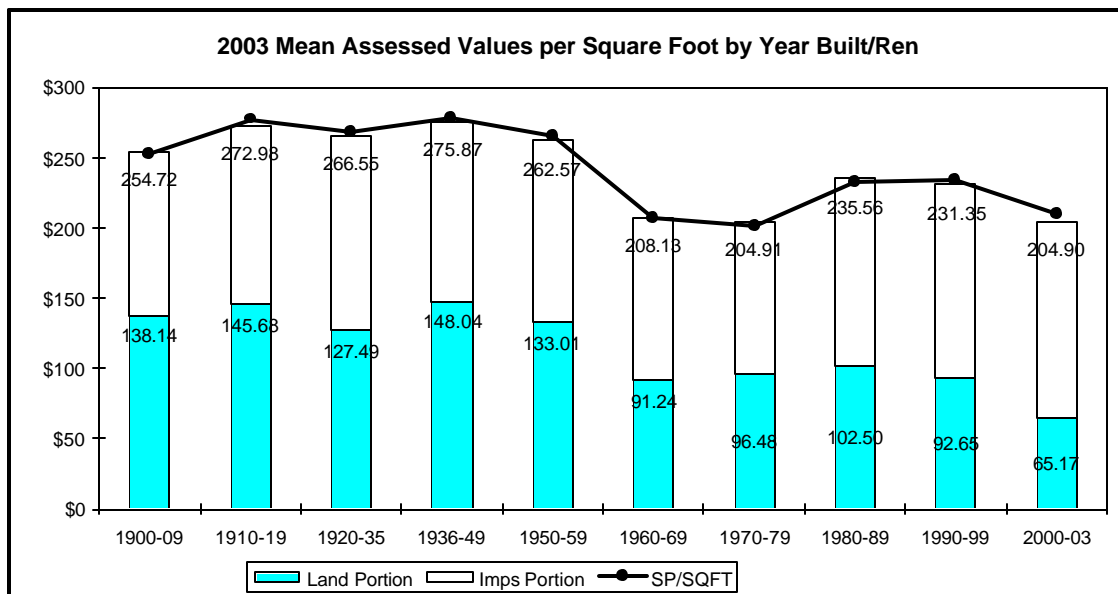
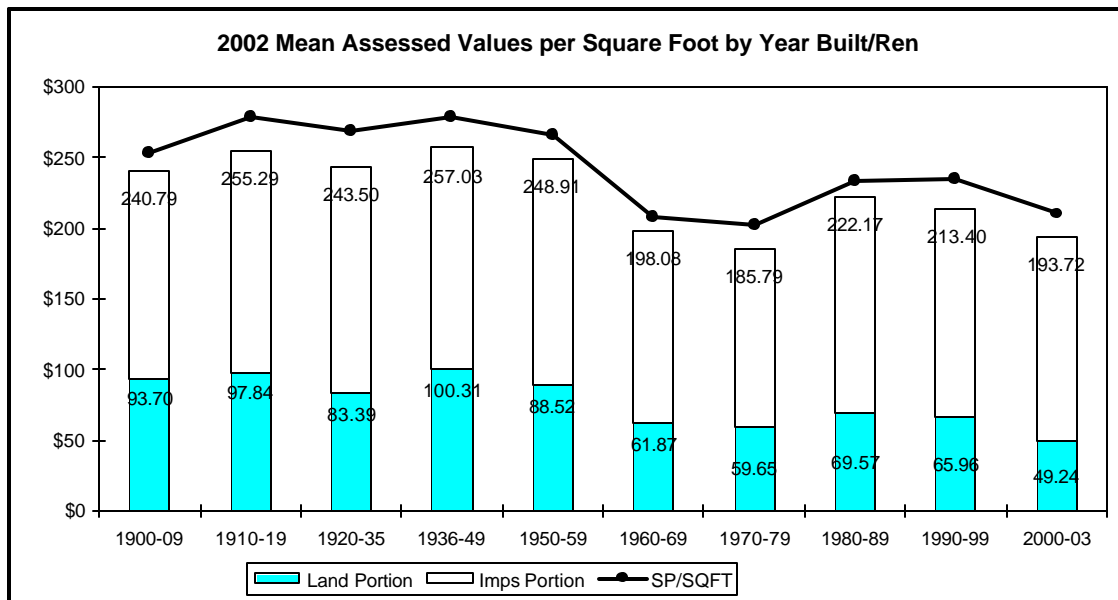
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.18%
5	9	1.58%
6	94	16.55%
7	383	67.43%
8	77	13.56%
9	3	0.53%
10	1	0.18%
11	0	0.00%
12	0	0.00%
13	0	0.00%
568		

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.02%
5	81	1.54%
6	866	16.41%
7	3778	71.61%
8	541	10.25%
9	6	0.11%
10	3	0.06%
11	0	0.00%
12	0	0.00%
13	0	0.00%
5276		



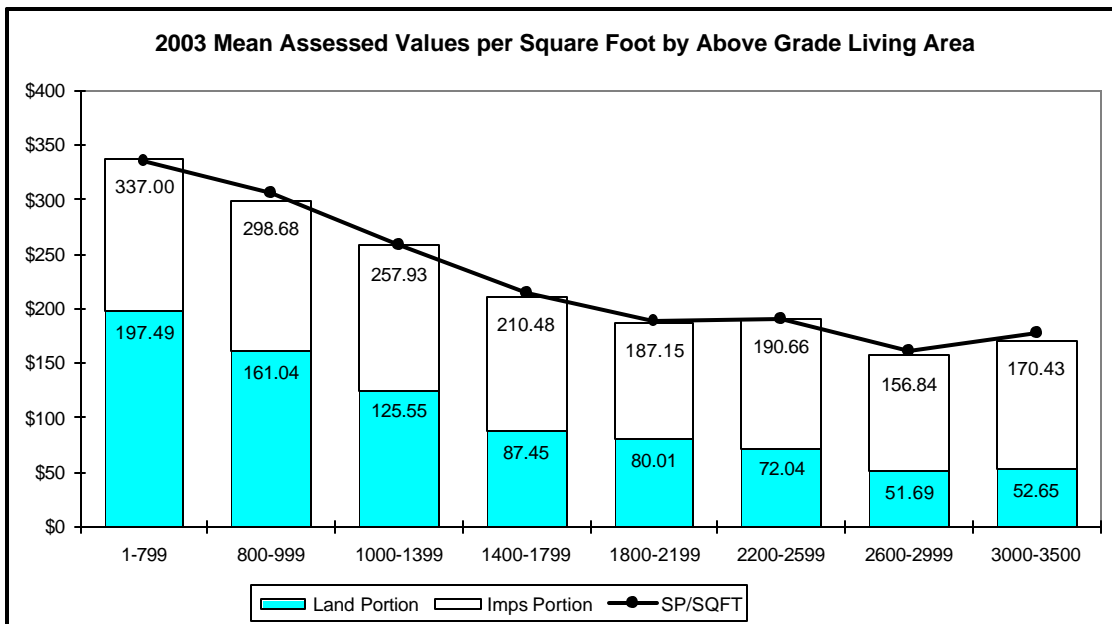
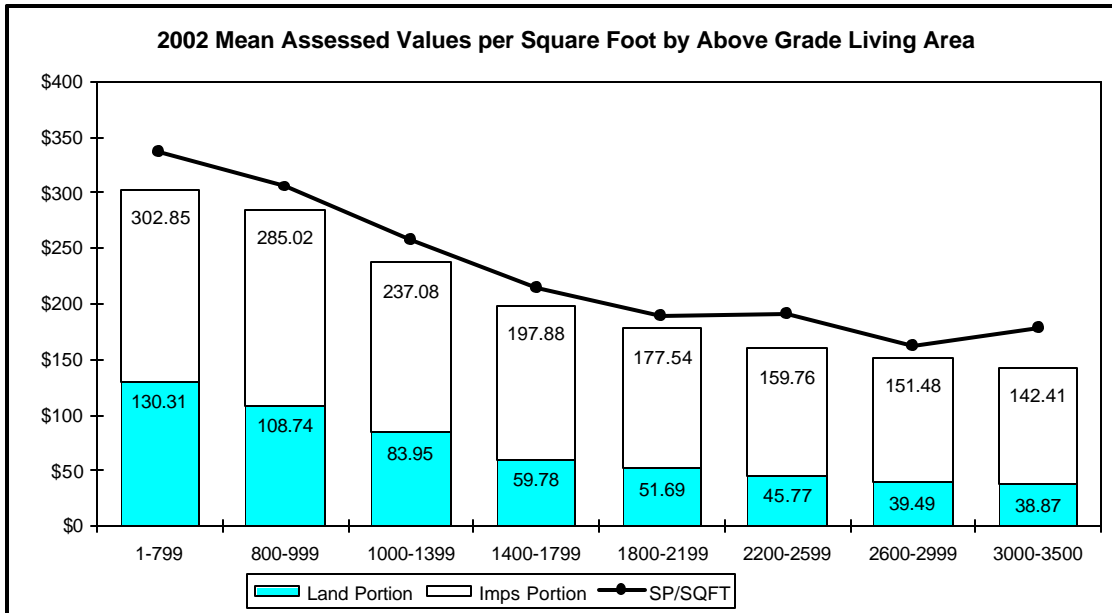
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2002 and 2003 Per Square Foot Values by Year Built



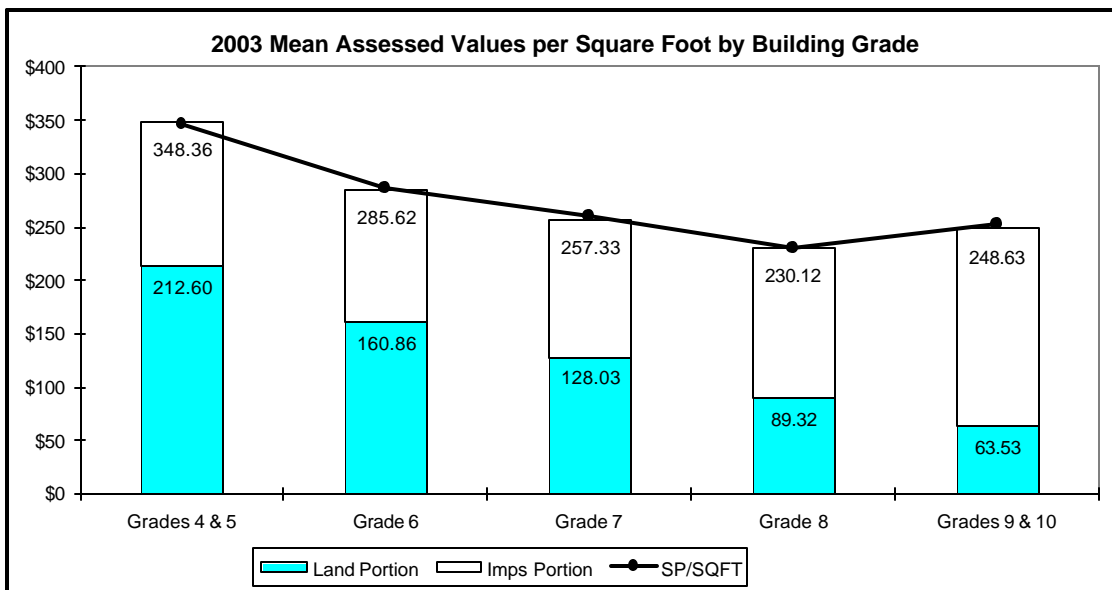
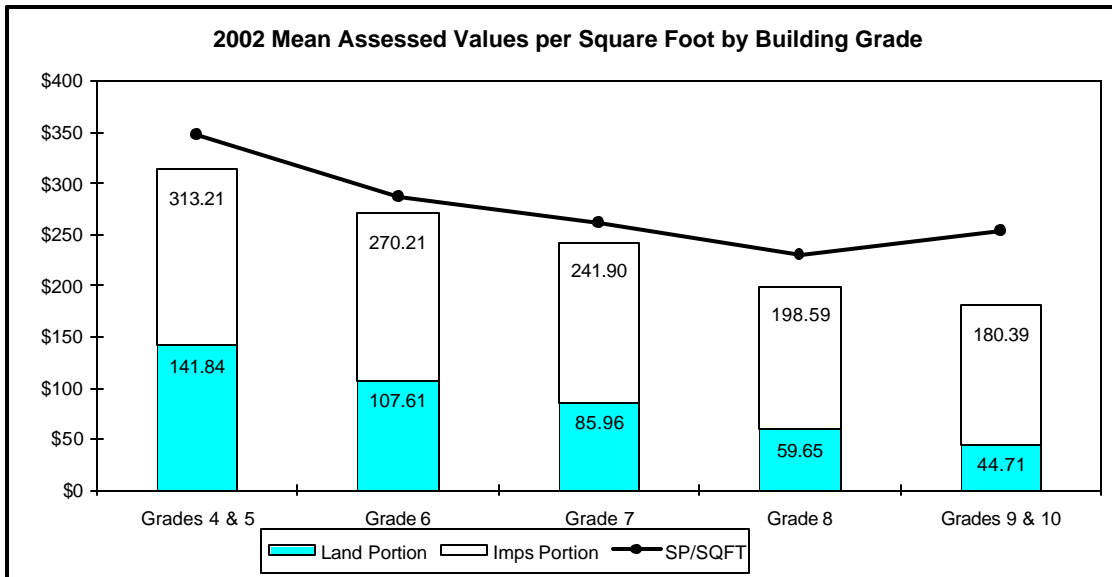
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2002 and 2003 Per Square Foot Values by Above Grade Living Area



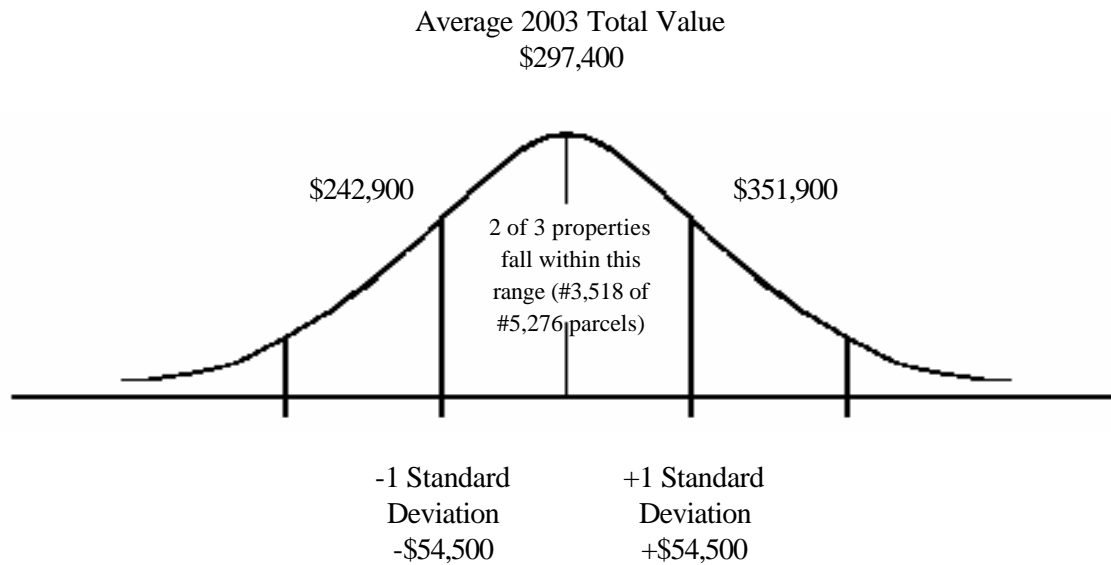
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2002 and 2003 Per Square Foot Values by Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Population Summary



The chart above shows the average value for the population. Two of three parcels fall within the upper and lower value limits indicated.

The population summary above does not include sites with multiple buildings or mobile homes that were not included in the sales sample used to develop the valuation model. Parcels with 2002 or 2003 improvement values of \$10,000 or less were also excluded. These were not utilized because of the inaccurate ratios presented by them, since they are largely composed of previously vacant sites, or parcels with improvements which make relatively little contribution to total value.

Analysis Process

Highest and Best Use Analysis

As if vacant: Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis of the valuation of that specific parcel.

As if improved: Where any value for improvements, is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

Standards and Measurement of Data Accuracy: Sales were verified with the purchaser, seller or real estate agent, where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

Special Assumptions, Departures and Limiting Conditions

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value.

The following Departmental guidelines were considered and adhered to:

- Sales from 1/1/2001 to 12/31/2002 (at minimum) were considered in all analyses.
- No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends. The utilization of two years of market information without time adjustments, averaged any net changes over that time period.
- This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.

Identification of the Area

Name or Designation:

East Ballard

Boundaries:

This area is bounded by North 85th Street on the north, Greenwood Avenue North and 3rd Avenue Northwest on the east, Market Street and Northwest 50th Street on the south, and 24th Avenue Northwest from Northwest 59th Street to Northwest 65th Street and 15th Avenue Northwest north of Northwest 65th Street on the west.

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description:

Area 82 is located in the northwestern part of Seattle. It contains the eastern portion of the Ballard neighborhood and also a portion of the Phinney Ridge neighborhood located north of Northwest 65th Street. Major attributes of this area include close proximity to Green Lake, the Ballard Locks, Shilshole Marina, Carkeek Park, Woodland Park Zoo, Woodland Park, and is relatively close to the downtown business core. Overall the topography of this area is gently sloped. The eastern portion has steeper slopes. Over 99% of the parcels are improved in this area.

This area was extensively developed prior to 1930. From 1910 to 1929 over one half of the homes were built. The typical house is grade 7 in quality, has 1,190 square feet of above grade living area, has 1,340 square feet of total living area, and is in average condition. The typical lot size is 4,650 square feet. Approximately 9% of the homes have more than one living unit. East Ballard overall has a large supply of apartments and rental dwellings. Approximately 14% of Area 82 is zoned to allow higher density development compared to single family residential zoning. Over the past 5 years the number of common wall townhomes built has been noticeable.

Area 82 is divided into two sub areas. Sub area 2 is located south of Northwest 65th Street. This area contains the majority of the higher density zoning. Apartment buildings, triplexes, and duplexes are spread through out single family residential areas. The average assessed value in sub area 2 is \$289,800 . Sub area 11 is located north of Northwest 65th Street. This area is primarily single family residences. The southeast portion of sub area 11 contains a portion of the Phinney Ridge neighborhood. This neighborhood has views of the Olympic Mountains and territorial views looking westward. This area contains the highest assessed values in area 82. The average assessed value in sub area 11 is \$300,500 .

The total assessed value of all parcels for the 2003 assessment year was \$1,569,241,000 . For the 2002 assessment year the total was \$1,484,260,300 . As a result of our physical inspection we

added \$11,062,000 in assessed value attributable to new construction to the tax roll. The physical inspection began on 9/9/2002 and was completed on 6/9/2003.

Preliminary Ratio Analysis

A Ratio Study was completed just prior to the application of the 2003 recommended values. This study benchmarks the current assessment level using 2002 posted values. The study was also repeated after application of the 2003 recommended values. The results are included in the validation section of this report, showing an improvement in the COV from 13.50% to 9.22% .

Scope of Data

Land Value Data:

Vacant sales from 1/1/2000 to 12/31/2002 were given primary consideration for valuing land. In addition to the market data approach the allocation technique was also utilized. Vacant land sales from the neighborhoods of West Ballard, Green Lake, Crown Hill, Phinney Ridge, North Beach, Broadview, Wallingford, Fremont, Wedgwood, Northgate, Maple Leaf, Victory Heights, Roosevelt, Licton Springs, Haller Lake, and north Greenwood were also analyzed in the valuation of land.

Improved Parcel Total Value Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the "Sales Used" and "Sales Removed" sections of this report. Additional information resides in the Assessor's procedure manual located in the Public Information area of the King County Administration Building.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor's cost model generates RCN and RCNLD for principle improvements and accessories such as detached garages and pools.

The Assessor's cost model was developed by the King County Department of Assessments in the early 1970's. It was recalibrated in 1990 to roughly approximate Marshall & Swift's square foot cost tables, and is indexed annually to keep up with current costs.

Land Model

Model Development, Description and Conclusions

Over 99% of the parcels have houses on them in area 82. Consequently, there were few vacant land sales [4] in the past two years. We reviewed and analyzed sales back to 1/1/2000. We also analyzed sales in similar neighborhoods that included West Ballard, Green Lake, Crown Hill, Phinney Ridge, North Beach, Broadview, Wallingford, Fremont, Wedgwood, Northgate, Maple Leaf, Victory Heights, Roosevelt, Licton Springs, Haller Lake, and north Greenwood. We utilized the market data as well as the allocation approach to value in order to determine the land values. The last time the land was inspected and sales analyzed by a field appraiser was in 1996. The sales analyzed at that time occurred from 1/1993 to 3/1996. Since the 1996 assessment year the land values have been annually adjusted similar to improvement values.

Our analysis indicated the previous land values were significantly below market level. The sales in area 82 and in similar surrounding neighborhoods support the 2003 assessment year land values.

The predominant factors influencing land value in this area were lot size, view amenity, location, and traffic. These characteristics as well as others such as zoning, topography, highest and best use as if vacant classification, number of sites, external nuisance, and known easements were checked for accuracy and considered in the land valuation.

For land valuation summary purposes I have included a map at the end of this section that divides area 82 into 3 market segments labeled A – C.

Area A consists of the majority of sub area 11. North 85th Street is its northern border, 15th Avenue Northwest is the western border, Northwest 65th Street from Northwest 15th Avenue Northwest to 3rd Avenue Northwest and Northwest 73rd Street east of 3rd Avenue Northwest are the southern borders, and Greenwood Avenue North south of North 85th Street to North 73rd Street and 3rd Avenue Northwest from North 73rd Street to Northwest 65th Street serve as the eastern border. This is a homogenous area of modest Ballard homes. There are very few views in this area.

Area B is all of sub area 2. The northern border is Northwest 65th Street, 3rd Avenue Northwest is the eastern border, Market Street is the primary southern border in the eastern portion and Northwest 59th Street is the primary southern border of the western portion, and 24th Avenue Northwest from Northwest 65th Street to Northwest 59th Street and 15th Avenue Northwest from Northwest 58th Street to Market Street act as the western boundary. This area is characterized by many multi family dwellings dispersed among single family residences. West of 15th Avenue Northwest all of the zoning is LDT. This allows for higher density development compared to single family zoning. East of 15th Avenue Northwest there are several areas of L-1 [Lowrise 1] zoning which allow for even higher density development compared to LDT. Duplexes and triplexes built in the 1950's and 1960's are common in this area. Sales analysis indicates a lower mean value in this area compared to **area A**.

Area C is a portion of the Phinney Ridge neighborhood. The northern border is Northwest 73rd Street, Greenwood Avenue North is the eastern border, Northwest 65th Street is the southern border, and 3rd Avenue Northwest is the western boundary. Many properties have views of the

Olympic Mountains or of the territory. Homes are larger in this area compared to **Areas A** and **B**. Sales analysis indicates this area has a significantly higher average sale price compared to **Areas A** and **B**.

A list of vacant sales used and those considered not reflective of market are included in the following sections.

Land Value Model Calibration

Area A - Sub Area 11 [Ballard portion]

Lot Size adjustments for SF 5000 zoned parcels

Lot Size	Value
1,300 - 1,999 s.f.	\$80,000
2,000 - 2,499 s.f.	\$100,000
2,500 - 2,999 s.f.	\$123,000
3,000 - 3,499 s.f.	\$140,000
3,500 - 3,999 s.f.	\$145,000
4,000 - 4,499 s.f.	\$148,000
4,500 - 4,999 s.f.	\$152,000
5,000 - 5,499 s.f.	\$155,000
5,500 - 5,999 s.f.	\$159,000
6,000 - 6,499 s.f.	\$162,000
6,500 - 6,999 s.f.	\$165,000
7,000 - 7,499 s.f.	\$167,000
7,500 - 7,999 s.f.	\$169,000
8,000 - 8,499 s.f.	\$171,000
8,500 - 8,999 s.f.	\$173,000
9,000 - 9,499 s.f.	\$176,000
9,500 - 9,999 s.f.	\$178,000

Other Adjustments:

-\$43,000 for traffic on N.W. 85th Street

-\$31,000 for traffic on N.W. 80th Street,
8th Ave. N.W., and N.W. 65th Street from
15th Ave. N.W. to 3rd Ave. N.W.

-\$15,000 for traffic on 3rd Ave. N.W. and
N.W. 65th Street from 3rd Ave. N.W. to Greenwood
Ave. N.

Avg. Territorial View: +\$10,000

Avg. Olympic Mt. View: +\$13,000

Adjacent to Commercial Property: -\$8,000

Lot Size adjustments for L-1 zoned parcels

Lot Size	Value
1,300 - 1,999 s.f.	\$80,000
2,000 - 2,499 s.f.	\$100,000
2,500 - 3,199 s.f.	\$123,000
3,200 - 3,499 s.f.	\$160,000
3,500 - 3,999 s.f.	\$165,000
4,000 - 4,799 s.f.	\$168,000
4,800 - 4,999 s.f.	\$240,000
5,000 - 5,499 s.f.	\$243,000
5,500 - 5,999 s.f.	\$247,000
6,000 - 6,399 s.f.	\$250,000
6,400 - 6,999 s.f.	\$320,000
7,000 - 7,499 s.f.	\$323,000
7,500 - 7,999 s.f.	\$326,000

Area B - Sub Area 2

Lot Size adjustments for SF 5000 or LDT zoned parcels

Lot Size	Value
1,300 - 1,999 s.f.	\$75,000
2,000 - 2,499 s.f.	\$95,000
2,500 - 2,999 s.f.	\$113,000
3,000 - 3,499 s.f.	\$130,000
3,500 - 3,999 s.f.	\$135,000
4,000 - 4,499 s.f.	\$138,000
4,500 - 4,999 s.f.	\$142,000
5,000 - 5,499 s.f.	\$145,000
5,500 - 5,999 s.f.	\$149,000
6,000 - 6,499 s.f.	\$152,000
6,500 - 6,999 s.f.	\$155,000
7,000 - 7,499 s.f.	\$157,000
7,500 - 7,999 s.f.	\$159,000
8,000 - 8,499 s.f.	\$161,000
8,500 - 8,999 s.f.	\$163,000
9,000 - 9,499 s.f.	\$166,000
9,500 - 9,999 s.f.	\$168,000

Other Adjustments:

-\$43,000 for traffic on Market Street

-\$31,000 for traffic on N.W. 65th Street,
and 8th Ave. N.W.

-\$15,000 for traffic on 3rd Ave. N.W.,
14th Ave. N.W. , and 20th Ave. N.W.

Avg. Territorial View: +\$10,000

Good Territorial View: +\$17,000

Avg. Olympic Mt. View: +\$13,000

Good Olympic Mt. View: +\$20,000

Avg. Canal View: +\$13,000

Adjacent to Commercial Property: -\$8,000

Lot Size adjustments for L-1 zoned parcels

Lot Size	Value
1,300 - 1,999 s.f.	\$75,000
2,000 - 2,499 s.f.	\$95,000
2,500 - 3,199 s.f.	\$113,000
3,200 - 3,499 s.f.	\$150,000
3,500 - 3,999 s.f.	\$155,000
4,000 - 4,799 s.f.	\$158,000
4,800 - 4,999 s.f.	\$225,000
5,000 - 5,499 s.f.	\$228,000
5,500 - 5,999 s.f.	\$232,000
6,000 - 6,399 s.f.	\$235,000
6,400 - 6,999 s.f.	\$300,000
7,000 - 7,499 s.f.	\$303,000
7,500 - 7,999 s.f.	\$306,000

Area C - Phinney Ridge

Lot Size adjustments for SF 5000 zoned parcels

Lot Size	Value
1,300 - 1,999 s.f.	\$90,000
2,000 - 2,499 s.f.	\$110,000
2,500 - 2,999 s.f.	\$133,000
3,000 - 3,499 s.f.	\$150,000
3,500 - 3,999 s.f.	\$155,000
4,000 - 4,499 s.f.	\$158,000
4,500 - 4,999 s.f.	\$162,000
5,000 - 5,499 s.f.	\$165,000
5,500 - 5,999 s.f.	\$169,000
6,000 - 6,499 s.f.	\$172,000
6,500 - 6,999 s.f.	\$175,000
7,000 - 7,499 s.f.	\$177,000
7,500 - 7,999 s.f.	\$179,000
8,000 - 8,499 s.f.	\$181,000
8,500 - 8,999 s.f.	\$183,000
9,000 - 9,499 s.f.	\$186,000
9,500 - 9,999 s.f.	\$188,000

Other Adjustments:

-\$15,000 for traffic on 3rd Ave. N.W. and N.W.
65th Street

Avg. Territorial View: +\$10,000

Good Territorial View: +\$17,000

Avg. Olympic Mt. View: +\$13,000

Good Olympic Mt. View: +\$20,000

Fair Puget Sound View: +\$10,000

Adjacent to Commercial Property: -\$8,000

Vacant Sales Used In This Physical Inspection Analysis
Area 82

Area Sub	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
82-2	276760	1375	11/1/00	135,000	5,000	N	N
82-2	276760	1955	3/12/02	170,000	5,000	N	N
82-11	162330	0135	2/14/02	159,000	2,878	N	N
82-11	162330	1085	10/29/01	140,000	3,000	N	N
82-11	287710	2330	2/1/00	135,000	3,750	N	N
82-11	287710	2825	10/27/01	125,000	2,500	N	N
5-2	730890	0387	3/21/01	120,000	7,584	N	N
5-5	614560	2159	9/23/02	100,000	2,883	N	N
5-5	926670	0625	7/5/01	218,200	5,100	N	N
5-8	330070	0850	6/13/02	125,000	4,000	N	N
5-8	330070	1615	4/3/02	140,000	4,000	N	N
6-2	083200	0127	7/27/02	130,000	6,977	N	N
6-7	312604	9048	1/28/02	135,000	6,119	N	N
6-7	431070	0711	2/20/02	119,000	3,448	N	N
7-3	292604	9171	8/30/01	125,675	9,828	N	N
7-6	510140	8696	9/5/01	139,000	5,047	Y	N
7-6	802420	2171	11/6/01	150,000	5,107	Y	N
7-6	890100	1437	5/22/00	140,000	7,200	N	N
7-8	510140	6187	6/10/02	350,000	10,096	N	N
8-8	344800	0335	5/8/01	125,000	7,206	N	N
19-1	755080	0669	6/8/00	183,000	5,000	N	N
19-10	022503	9176	6/26/02	200,000	6,840	N	N
19-10	352603	9238	3/1/01	231,000	9,703	N	N
19-10	444380	1465	4/20/00	152,000	3,880	N	N
19-10	602150	0255	8/10/00	127,000	3,244	N	N
39-6	046400	1025	10/22/02	132,500	5,100	N	N
39-6	431150	0040	10/28/02	172,000	12,000	N	N
43-5	125720	2430	6/1/00	150,000	3,060	Y	N
43-5	385690	3300	10/14/02	190,000	3,000	N	N
43-5	385690	4260	5/21/01	180,000	3,060	N	N
43-9	062504	9350	10/27/02	130,000	5,190	N	N
44-4	318810	0007	6/18/01	330,000	6,020	N	N
45-6	032504	9236	1/2/01	165,000	4,400	N	N
45-6	639200	0765	8/22/00	158,500	3,000	N	N

Vacant Sales Removed From This Physical Inspection Analysis
Area 82

No vacant sales in area 82 were removed from analysis.

Improved Parcel Total Value Model:

Model Development, Description and Conclusions

All sales were field verified and characteristics updated prior to model development. Additionally, all sales from 1/1/2001 to 12/31/2002 were given equal consideration and weight in the model. The assessment level sought in this valuation is 100% of market as mandated by the governing jurisdiction.

A multiplicative regression model was developed for valuing the majority of parcels in area 82. Starting in 9/2002 and ending in 1/2003 our team extensively verified every sale and confirmed the characteristic data at the time of sale. During this time we checked all the land characteristic data such as views and traffic in order to determine an accurate land value of each sale. The model was tested for accuracy on all possible types of property in the population. Supplemental models were developed and applied to properties where the main model was not deemed accurate. The valuation models were applied to the population shortly after each parcel had been inspected in the field. Based on the sales an overall assessment level of 99.0% was achieved. The prior assessment level was 92.0% . The uniformity of assessment also improved as the COV was reduced from 13.50% to 9.22% .

The regression model included the following variables: land value, year built or year renovated, total replacement cost new [RCN], grade, condition, neighborhood code, above grade living area, total basement area, traffic coding, triplex, and lot size if less than 3,001 square feet and year built after 1979. It was applicable to houses with grades 6-8, all ages, and all levels of condition with the exception of “poor”. It was not applicable to houses with grades 1-5 or greater than 8, multiple buildable sites, parcels with more than one house, or parcels with obsolescence. There were 3 neighborhood codes included in the regression model. All are located in sub area 11. A map showing the neighborhood locations is included at the end of this section.

Neighborhood 1 is the eastern portion of sub area 11. This area of 1,618 parcels is a transition area between the more desirable Phinney Ridge and west Green Lake neighborhoods located to the south and east. The average grade, condition, total living area, and lot size was lower than the average for area 82. The average sale price was \$299,100 . The northern border is Northwest 85th Street, eastern border is Greenwood Avenue North from Northwest 85th Street south to Northwest 73rd Street and 3rd Avenue Northwest from Northwest 73rd Street to Northwest 65th Street, the western border is Northwest 8th Street, and the southern border is Northwest 65th Street from 8th Avenue Northwest to 3rd Avenue Northwest and Northwest 73rd Street from 3rd Avenue Northwest to Greenwood Avenue North.

Neighborhood 2 is a portion of the Phinney Ridge area. The main portion of Phinney Ridge [Assessor's area 42] is located south of Northwest 65th Street. Homes in this area are larger and many have Olympic Mountain and territorial views. This area had the highest average sale price of any area within area 82. The average sale price was \$363,300 while the overall average was only \$302,200 . There are 391 parcels in this area. The northern border is Northwest 73rd Street, Greenwood Avenue North is the eastern border, Northwest 65th Street is the southern border, and 3rd Avenue Northwest is the western boundary.

Neighborhood 16 is the western portion of sub area 11. This is the northern part of the Ballard neighborhood. This homogeneous area does not have any views. The typical house was built before 1930. Compared to **neighborhoods 1 and 2** this area contains a significantly higher

concentration of late 1930's to 1949 built homes. The typical home is grade 7 in quality, is in average condition, has 1,371 square feet of living area, and has a lot size of 4,672 square feet. The average sale price for neighborhood 16 was \$299,100 . There are 1,731 parcels in this area. The average lot size for **neighborhood 16** is greater than **neighborhoods 1 or 2**. **Neighborhood 16** contains more multi unit dwellings compared to **neighborhoods 1 or 2**. The northern border is Northwest 85th Street, 8th Avenue Northwest is the eastern border, Northwest 65th Street is the southern border, and 15th Avenue Northwest is the western boundary.

Supplemental models such as cost, cost less depreciation, or adjustments to the regression model were developed by the appraiser to value parcels outside the parameters of the main valuation formula. Ultimately appraiser judgment was the most critical factor in selecting values for all parcels.

The improved parcel total value models are included later in this report.

Improved Parcel Total Value Model Calibration

Estimated Market Value Equation Multiple Regression Model for Area 82

$$R^2=0.764694$$

Formula

Intercept		3.66478300
+ LN(Baseland/1000)	*	0.11742690
+ LN(TotalRCN/1000)	*	0.15417180
+ If Bldg Grade is '6' then LN(10)	*	-0.01683632
+ If Bldg Grade is '8' then LN(10)	*	0.04091819
+ If Condition is 'Fair' then LN(10)	*	-0.04664212
+ If Condition is 'Good' then LN(10)	*	0.03205724
+ If Condition is 'Very Good' then LN(10)	*	0.06882946
+ LN(EXP(((Max(YrBuilt,YrRenovate))-1900+1)/10))	*	0.01962653
+ If YrBuilt or YrRenovate is less than 1936 then LN(10)	*	0.01792736
+ If YrBuilt or YrRenovate is between 1960 and 1980 then LN(10)	*	-0.04213607
+ LN(Above Grade Living Area/100)	*	0.19633980
+ LN((Total Basement/100)+1)	*	0.03105504
+ If in Neighborhood 1 then LN(10)	*	0.03848486
+ If in Neighborhood 2 then LN(10)	*	0.06188935
+ If in Neighborhood 16 then LN(10)	*	0.01685479
+ If Lot Size<3,001 s.f. and YrBuilt>1979 then LN(10)	*	-0.02861709
+ If Traffic is 'Moderate' then LN(10)	*	-0.02794045
+ If Traffic is 'Heavy' then LN(10)	*	-0.04037881
+ If Number of Living Units is '3' then LN(10)	*	0.04153958
	=	Total

Then EXP(Total)*1000 = EMV

Then truncate EMV to the lower thousand.

EMV	=	Total Value
LAND VALUE	=	BaseLandValue
IMPROVEMENT VALUE	=	EMV - BaseLandValue

EMV values were not generated for:

- Buildings with grade less than 5 and greater than 8
- Poor condition
- Parcels with more than 1 building
- If total EMV is less than base land value
- Buildings with % obsolescence greater than 0
- Buildings with % net condition greater than 0
- Neighborhood coding '0'
- Lot Size less than 1,000 square feet

Supplemental Valuation Models for Sub Area 2

- Grade 5 homes valued at EMV as a grade 6 x 0.97
- If building has view utilization then EMV x 1.03
- If building is a townhome then EMV x 0.985
- If traffic is 'extreme' then EMV x 0.91
- If built from 1900-1935, 1.5 stories, grades 7 or 8, and 1 unit then EMV x 0.98
- If built from 1936-1949, 1 story, grade 7, and 1 unit then EMV x 1.05
- Duplexes built from 1900-1949 then EMV x 0.965
- Duplexes built from 1950-1966 then EMV x 1.07
- Triplexes built from 1940-1959 and with above grade living area less than 1,300 square feet then EMV x 0.95

Supplemental Valuation Models for the east portion of Sub Area 11 [neighborhoods 1 & 2]

- Grade 5 homes valued at EMV as a grade 6 x 0.97
- If building has view utilization then EMV x 1.03
- If built from 1900-1935, 1 story, grade 6, and 1 unit then EMV x 0.975
- If built from 1936-1949, grade 7, and 1 unit then EMV x 0.96
- Grade 9 homes valued at \$165 per square foot of total living area
- Grade 10 homes valued at \$185 per square foot of total living area

Supplemental Valuation Models for the west portion of Sub Area 11 [neighborhood 16]

- Grade 5 homes valued at EMV as a grade 6 x 0.97
- If built from 1900-1919, 1 story, grade 6, and 1 unit then EMV x 1.04
- If built from 1920-1935, 1 story, grade 7, and 1 unit then EMV x 0.97
- If built from 1936-1949, average condition, and 1 unit then EMV x 1.02
- If built from 1936-1949, good condition, and 1 unit then EMV x 0.97
- If built from 1950-1965, average condition, grades 7 and 8, and 1 unit then EMV x 0.95

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

**Improved Sales Used In This Physical Inspection Analysis
Area 82**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	YrBltRen	Cond	Lot Size	View	Water-front	Situs Address
2	276760	3025	10/02	198,000	610	300	5	1910	3	2,500	N	N	2015 NW 61ST ST
2	276760	0170	4/02	195,000	640	0	5	1900	4	2,620	N	N	6417 22ND AV NW
2	276960	1225	6/02	220,000	560	0	6	1924	4	2,500	N	N	6033 7TH AV NW
2	276760	0750	7/01	175,000	690	0	6	1905	4	5,000	N	N	1113 NW 65TH ST
2	276790	0130	12/01	241,000	690	0	6	1947	3	5,000	N	N	836 NW 58TH ST
2	276800	0115	11/01	249,950	730	360	6	1925	5	4,000	N	N	5624 7TH AV NW
2	276760	0565	4/01	166,000	750	0	6	1905	4	5,000	N	N	1512 NW 64TH ST
2	276960	2575	6/01	181,400	750	0	6	1910	3	5,000	N	N	6222 5TH AV NW
2	276790	0140	11/01	222,255	770	0	6	1920	4	4,200	N	N	5808 9TH AV NW
2	276770	4055	1/02	210,000	800	0	6	1906	3	5,000	N	N	1123 NW 64TH ST
2	276760	3091	2/01	228,000	830	0	6	1981	3	3,000	N	N	2048 NW 60TH ST
2	276760	3070	10/02	228,000	850	0	6	1913	3	5,000	N	N	2028 NW 60TH ST
2	276960	0360	6/01	207,450	850	0	6	1912	4	5,000	N	N	6043 4TH AV NW
2	276760	1325	5/01	179,000	990	0	6	1908	5	2,500	N	N	2239 NW 64TH ST
2	276760	0246	6/02	236,750	1,110	0	6	1904	4	3,282	N	N	2113 NW 65TH ST
2	045200	1995	7/02	285,000	1,140	0	6	1904	5	3,500	N	N	907 NW 63RD ST
2	276760	0465	12/02	268,000	1,260	0	6	1900	4	5,000	N	N	1742 NW 64TH ST
2	276760	0250	1/02	256,000	1,420	0	6	1994	3	3,304	N	N	2111 NW 65TH ST
2	276760	0190	12/02	277,000	2,190	0	6	1900	4	4,999	N	N	2216 NW 64TH ST
2	099900	0060	8/02	276,000	660	500	7	1907	4	5,000	N	N	931 NW 62ND ST
2	276800	0135	11/02	244,000	730	0	7	1925	3	4,000	N	N	5616 7TH AV NW
2	276960	1715	8/02	249,500	750	410	7	1907	4	3,300	N	N	604 NW 62ND ST
2	276810	0610	4/01	242,000	780	520	7	1944	3	4,750	N	N	943 NW 56TH ST
2	276960	1135	12/01	226,000	790	350	7	1918	4	3,750	N	N	700 NW 60TH ST
2	276960	2585	11/02	250,000	790	0	7	1910	3	5,000	N	N	6216 5TH AV NW
2	276790	0675	7/01	245,000	790	530	7	1944	3	5,000	N	N	1127 NW 58TH ST
2	045200	0945	3/02	247,000	800	0	7	1944	3	3,900	N	N	803 NW 64TH ST
2	276960	0740	11/02	245,000	820	0	7	1928	3	3,737	N	N	6044 6TH AV NW
2	276760	2315	3/02	249,000	820	150	7	1918	4	4,650	N	N	1711 NW 62ND ST
2	276770	4565	4/02	258,100	830	100	7	1926	3	3,250	N	N	1106 NW 60TH ST

**Improved Sales Used In This Physical Inspection Analysis
Area 82**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	YrBltRen	Cond	Lot Size	View	Water-front	Situs Address
2	276960	0995	5/01	276,000	830	0	7	1924	4	6,200	N	N	6055 6TH AV NW
2	045200	1560	7/02	295,000	840	0	7	1905	5	5,000	N	N	918 NW 64TH ST
2	276760	1270	5/01	245,000	840	0	7	1914	4	5,000	N	N	2024 NW 63RD ST
2	276820	0080	7/01	249,000	860	420	7	1926	4	3,000	N	N	609 NW 56TH ST
2	045200	1250	7/01	249,500	890	0	7	1909	4	3,500	N	N	806 NW 64TH ST
2	930730	0065	8/02	299,950	900	900	7	1926	3	3,366	N	N	801 NW 56TH ST
2	276760	2015	6/02	280,000	900	190	7	1941	4	4,500	N	N	1760 NW 62ND ST
2	276960	2110	3/01	259,950	900	0	7	1908	4	5,000	N	N	6221 5TH AV NW
2	045200	1450	9/01	219,030	910	0	7	1906	4	4,000	N	N	919 NW 65TH ST
2	276790	0045	2/01	270,000	920	330	7	1942	3	4,000	N	N	831 NW 59TH ST
2	930730	0095	4/01	250,000	920	200	7	1926	3	4,100	N	N	820 NW MARKET ST
2	276760	1350	11/02	325,000	920	800	7	1950	3	5,000	N	N	2217 NW 64TH ST
2	045200	2055	9/01	265,000	920	0	7	1914	4	5,000	N	N	918 NW 62ND ST
2	045200	0050	11/02	268,500	940	0	7	1906	3	4,750	N	N	837 NW 61ST ST
2	276760	2480	7/02	288,500	940	0	7	1900	3	5,000	N	N	2014 NW 61ST ST
2	276800	0410	8/01	255,000	950	0	7	1994	3	4,000	N	N	5618 4TH AV NW
2	276810	0095	5/02	295,000	960	580	7	1943	3	5,000	N	N	938 NW 56TH ST
2	276760	0416	6/02	235,000	960	0	7	1920	4	3,615	N	N	1703 NW 65TH ST
2	276760	3445	7/02	282,000	970	150	7	1926	4	3,772	N	N	1534 NW 59TH ST
2	276780	0415	4/02	340,000	990	990	7	1926	5	3,990	Y	N	5811 3RD AV NW
2	930730	0220	4/02	318,000	990	600	7	1941	4	4,200	N	N	811 NW 57TH ST
2	045200	1660	7/02	225,000	990	0	7	1954	3	3,700	N	N	953 NW 64TH ST
2	276780	0405	5/01	265,000	1,010	0	7	1926	4	4,000	N	N	5802 4TH AV NW
2	276770	4905	12/02	290,000	1,010	0	7	1909	4	4,500	N	N	1120 NW 59TH ST
2	276760	0375	8/01	227,000	1,020	150	7	1920	4	4,700	N	N	1821 NW 65TH ST
2	276810	0075	4/01	259,950	1,030	300	7	1943	3	5,000	N	N	916 NW 56TH ST
2	045200	0080	12/01	248,395	1,030	0	7	1906	4	4,750	N	N	823 NW 61ST ST
2	276790	0055	1/01	265,000	1,040	490	7	1942	3	4,000	N	N	825 NW 59TH ST
2	276760	2070	9/01	259,000	1,050	0	7	1902	4	5,000	N	N	1517 NW 63RD ST
2	276820	0005	5/02	279,950	1,060	320	7	1929	4	4,700	N	N	717 NW 56TH ST

**Improved Sales Used In This Physical Inspection Analysis
Area 82**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	YrBltRen	Cond	Lot Size	View	Water-front	Situs Address
2	276780	0276	7/01	282,000	1,060	0	7	1919	4	2,655	N	N	409 NW 60TH ST
2	012300	0180	9/01	276,000	1,060	1,060	7	1912	4	3,737	N	N	907 NW 61ST ST
2	276780	0320	5/02	272,500	1,090	0	7	1949	3	4,000	N	N	406 NW 58TH ST
2	276760	2130	12/02	263,500	1,100	0	7	1908	3	5,000	N	N	1542 NW 62ND ST
2	276960	0350	3/02	292,000	1,100	340	7	1954	3	5,000	N	N	6039 4TH AV NW
2	276960	1205	4/02	254,000	1,120	0	7	1915	3	3,737	N	N	6025 7TH AV NW
2	276760	2036	4/02	259,500	1,130	0	7	1910	4	3,900	N	N	6216 17TH AV NW
2	045200	0640	10/02	260,000	1,140	0	7	1909	3	5,000	N	N	825 NW 63RD ST
2	045200	0738	1/02	249,500	1,140	0	7	2001	3	1,629	N	N	826 NW 62ND ST
2	276780	0311	8/02	301,500	1,170	0	7	1919	4	3,600	N	N	5806 5TH AV NW
2	276770	4950	9/01	298,600	1,170	700	7	1905	5	4,000	N	N	939 NW 60TH ST
2	276810	0005	3/01	279,950	1,180	0	7	1920	4	5,000	N	N	945 NW 57TH ST
2	276790	0640	9/01	265,000	1,220	940	7	1929	4	6,600	N	N	1145 NW 58TH ST
2	276760	2435	3/02	330,000	1,220	1,000	7	1948	4	5,000	N	N	2023 NW 62ND ST
2	276830	0722	5/02	259,000	1,230	0	7	2002	3	1,526	N	N	916 NW 52ND ST
2	045200	0905	5/01	285,000	1,230	700	7	1916	4	5,000	N	N	823 NW 64TH ST
2	276760	2605	1/02	325,000	1,230	0	7	1925	4	5,000	N	N	2220 NW 61ST ST
2	276830	1520	2/01	270,000	1,240	0	7	1949	3	3,900	N	N	917 NW 51ST ST
2	276770	4995	5/02	260,000	1,240	500	7	1902	3	6,500	N	N	902 NW 59TH ST
2	276760	2310	8/02	275,000	1,250	0	7	1900	4	4,650	N	N	1715 NW 62ND ST
2	045200	0624	7/01	246,000	1,260	0	7	2001	3	1,523	N	N	831 C NW 63RD ST
2	045200	1570	8/01	304,950	1,260	0	7	1989	3	5,000	N	N	924 NW 64TH ST
2	276770	4525	9/01	258,000	1,260	520	7	1946	4	5,000	N	N	1131 NW 61ST ST
2	276760	1690	9/02	249,950	1,270	0	7	1905	3	5,000	N	N	2219 NW 63RD ST
2	276780	0190	7/01	277,480	1,280	0	7	1944	3	5,000	N	N	5836 6TH AV NW
2	276770	4840	3/01	270,000	1,290	200	7	1906	4	5,000	N	N	1143 NW 60TH ST
2	276780	0050	12/02	340,000	1,300	0	7	1925	5	3,300	N	N	702 NW 58TH ST
2	276760	3166	8/02	310,000	1,300	290	7	1938	4	5,000	N	N	6017 17TH AV NW
2	276760	2365	2/02	272,500	1,300	280	7	1946	4	4,650	N	N	1736 NW 61ST ST
2	276770	4050	7/02	275,000	1,350	60	7	1906	4	5,000	N	N	1127 NW 64TH ST

**Improved Sales Used In This Physical Inspection Analysis
Area 82**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	YrBltRen	Cond	Lot Size	View	Water-front	Situs Address
2	045200	0622	4/01	274,000	1,360	0	7	2001	3	2,050	N	N	831 B NW 63RD ST
2	276760	1780	5/01	313,000	1,360	800	7	1906	4	5,000	N	N	2045 NW 63RD ST
2	930730	0115	12/02	286,000	1,370	150	7	1926	4	4,100	N	N	836 NW MARKET ST
2	045200	0620	4/01	269,000	1,460	0	7	2001	3	1,426	N	N	831 A NW 63RD ST
2	045200	0620	9/02	290,000	1,460	0	7	2001	3	1,426	N	N	831 A NW 63RD ST
2	276960	2404	11/01	249,425	1,460	0	7	1901	3	5,500	N	N	6227 4TH AV NW
2	045200	0760	8/01	367,000	1,470	0	7	1936	4	5,000	N	N	838 NW 62ND ST
2	276960	2725	4/02	309,000	1,480	0	7	1926	4	3,737	Y	N	6237 3RD AV NW
2	045200	0740	1/02	259,950	1,490	0	7	2001	3	2,050	N	N	826 NW 62ND ST
2	276760	1930	9/01	310,000	1,510	800	7	1901	4	5,000	N	N	1727 NW 63RD ST
2	276760	3425	11/02	310,000	1,520	470	7	1926	4	3,772	N	N	1514 NW 59TH ST
2	276770	5125	9/01	250,000	1,560	0	7	1900	3	5,000	N	N	834 NW 59TH ST
2	276810	0700	1/02	212,250	1,590	0	7	1988	2	5,000	N	N	926 NW MARKET ST
2	276960	0035	11/02	330,750	1,680	0	7	1928	4	3,626	Y	N	6009 3RD AV NW
2	276830	0720	5/02	275,000	1,680	0	7	2002	3	1,427	N	N	918 NW 52ND ST
2	276830	0718	5/02	279,000	1,680	0	7	2002	3	2,050	N	N	920 NW 52ND ST
2	276760	2285	10/02	274,700	1,700	0	7	1906	3	4,650	N	N	1743 NW 62ND ST
2	276760	0175	8/02	322,500	1,750	0	7	1993	3	4,999	N	N	6405 22ND AV NW
2	045200	0739	1/02	260,000	1,750	0	7	2001	3	1,321	N	N	826 NW 62ND ST
2	276780	0290	5/02	345,000	1,910	530	7	1923	4	6,200	N	N	5828 5TH AV NW
2	276760	3055	11/01	301,000	2,000	0	7	1900	5	5,000	N	N	2014 NW 60TH ST
2	276760	0165	4/02	368,600	2,090	0	7	1906	4	4,200	N	N	2207 NW 65TH ST
2	276960	0255	7/01	399,500	2,270	0	7	1926	5	3,737	N	N	6008 4TH AV NW
2	276780	0141	8/01	320,000	2,520	180	7	1966	3	4,300	N	N	606 NW 58TH ST
2	276760	0125	9/02	389,500	2,720	600	7	1976	3	3,984	N	N	2357 NW 65TH ST
2	930730	0380	4/01	324,950	890	100	8	1931	4	4,800	N	N	824 NW 57TH ST
2	276810	0176	4/01	309,500	1,040	340	8	2001	3	1,977	N	N	5609 11TH AV NW
2	276800	0260	5/02	350,000	1,090	0	8	1914	4	3,700	N	N	5641 6TH AV NW
2	276780	0060	10/01	350,000	1,360	490	8	1926	4	5,000	N	N	5815 7TH AV NW
2	276830	1195	3/01	289,950	1,420	0	8	2001	3	1,895	N	N	5119 9TH AV NW

**Improved Sales Used In This Physical Inspection Analysis
Area 82**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	YrBltRen	Cond	Lot Size	View	Water-front	Situs Address
2	276830	1193	3/01	289,950	1,420	0	8	2001	3	1,563	N	N	5113 9TH AV NW
2	930730	0155	8/01	287,500	1,430	0	8	1931	3	4,700	N	N	839 NW 57TH ST
2	276960	1770	6/02	305,000	1,440	0	8	1998	3	2,500	N	N	6209 6TH AV NW
2	276770	5075	3/02	374,200	1,500	0	8	1916	4	5,000	N	N	819 NW 60TH ST
2	276760	1374	5/02	300,000	1,500	0	8	2002	3	2,500	N	N	2208 NW 63RD ST
2	276760	1375	7/02	305,000	1,500	0	8	2002	3	2,500	N	N	2206 NW 63RD ST
2	276790	0890	12/01	359,000	1,500	0	8	1929	4	4,900	N	N	849 NW 58TH ST
2	276810	0547	1/02	324,078	1,540	0	8	2001	3	1,865	N	N	5513 11TH AV NW
2	276800	0235	8/02	309,950	1,590	0	8	2002	3	2,000	N	N	5631 6TH AV NW
2	276790	0895	4/01	375,600	1,590	0	8	1929	4	4,000	N	N	845 NW 58TH ST
2	276830	1192	4/01	289,950	1,630	0	8	2001	3	1,516	N	N	5111 9TH AV NW
2	276830	1194	5/02	295,000	1,630	0	8	2001	3	1,517	N	N	5117 9TH AV NW
2	276830	1194	3/01	286,950	1,630	0	8	2001	3	1,517	N	N	5117 9TH AV NW
2	276760	1891	5/02	270,000	1,640	0	8	1953	3	4,800	N	N	6210 20TH AV NW
2	099900	0115	6/02	376,000	1,700	880	8	1958	3	5,000	N	N	948 NW 61ST ST
2	276960	0235	11/02	390,000	1,730	0	8	1953	3	5,000	N	N	6016 4TH AV NW
2	276960	1000	2/02	332,000	1,770	0	8	2001	3	2,500	N	N	6059 6TH AV NW
2	276760	2625	9/01	390,000	1,780	940	8	1968	3	5,000	N	N	2242 NW 61ST ST
2	276760	1265	1/02	425,000	1,780	1,260	8	1968	3	5,000	N	N	2018 NW 63RD ST
2	276790	0870	10/02	380,000	1,800	300	8	1963	3	5,000	N	N	936 NW 57TH ST
2	276760	3080	11/02	353,000	1,830	730	8	1915	5	5,000	N	N	2040 NW 60TH ST
2	045200	0330	6/01	389,000	1,830	1,200	8	1966	3	5,000	N	N	823 NW 62ND ST
2	276820	0245	4/01	380,000	1,860	0	8	1912	4	9,000	N	N	5506 4TH AV NW
2	276770	4470	12/02	425,000	1,920	520	8	1962	3	5,000	N	N	6101 11TH AV NW
2	276830	1215	4/02	269,950	1,980	0	8	1996	3	1,873	N	N	914 NE 51ST ST
2	276760	2615	12/01	339,950	2,020	0	8	2001	3	2,499	N	N	2230 NW 61ST ST
2	276760	2616	12/01	330,000	2,020	0	8	2001	3	2,499	N	N	2232 NW 61ST ST
2	045200	0805	3/01	305,000	2,040	0	8	1949	3	5,000	N	N	6202 9TH AV NW
2	276760	0795	1/01	349,950	2,160	0	8	2000	3	5,000	N	N	1132 NW 64TH ST
2	276960	2530	11/02	450,000	2,480	1,150	8	1963	3	7,500	N	N	6240 5TH AV NW

**Improved Sales Used In This Physical Inspection Analysis
Area 82**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	YrBltRen	Cond	Lot Size	View	Water-front	Situs Address
2	099900	0005	1/01	400,000	2,530	1,710	8	1968	3	6,200	N	N	953 NW 62ND ST
2	045200	1965	7/01	355,000	2,620	0	8	1975	3	5,000	N	N	919 NW 63RD ST
2	276760	1280	3/01	479,000	3,160	0	8	1989	3	5,000	N	N	2034 NW 63RD ST
2	276960	2745	11/02	515,000	3,500	1,110	8	1969	3	5,000	Y	N	6249 3RD AV NW
11	291970	2220	2/01	138,000	410	0	4	1918	2	2,400	N	N	349 NW 84TH ST
11	162330	0509	10/01	215,000	570	0	5	1996	3	2,255	N	N	7209 5TH AV NW
11	287710	0665	2/02	228,000	600	0	5	1919	3	5,000	Y	N	6530 SYCAMORE AV NW
11	046100	5225	6/01	189,950	610	0	5	1909	5	3,500	N	N	7008 9TH AV NW
11	288010	0210	10/02	249,950	650	0	5	1910	4	3,000	N	N	6729 7TH AV NW
11	288010	0210	11/01	227,000	650	0	5	1910	4	3,000	N	N	6729 7TH AV NW
11	164650	0800	4/01	228,000	650	0	5	1910	4	3,000	N	N	147 N 78TH ST
11	288010	0280	8/01	255,000	730	0	5	1908	4	3,000	N	N	6751 7TH AV NW
11	164650	2355	5/01	225,000	530	0	6	1914	4	4,120	N	N	123 NW 77TH ST
11	046100	2560	6/02	255,250	570	0	6	1905	4	5,000	N	N	7354 MARY AV NW
11	046100	5325	6/01	236,000	610	0	6	1910	3	3,000	N	N	7056 9TH AV NW
11	164650	1510	6/02	234,950	640	640	6	1923	3	4,120	N	N	108 NW 78TH ST
11	751900	1845	2/01	229,000	650	0	6	1910	4	3,860	N	N	643 NW 78TH ST
11	349130	0050	8/02	210,000	660	0	6	1920	3	3,825	N	N	1483 NW 77TH ST
11	012503	9037	4/02	240,000	670	200	6	1926	3	3,240	N	N	7028 8TH AV NW
11	046100	2083	12/01	229,950	720	480	6	1962	4	2,500	N	N	7339 14TH AV NW
11	349130	0110	5/02	264,500	720	270	6	1928	4	4,875	N	N	7737 MARY AV NW
11	291920	0785	12/01	189,000	740	0	6	1909	3	3,840	N	N	106 N 80TH ST
11	751900	0006	11/01	199,950	750	0	6	1918	3	3,860	N	N	7503 3RD AV NW
11	164650	2515	2/02	214,950	750	0	6	1914	3	3,090	N	N	142 NW 75TH ST
11	162330	0155	7/01	247,000	750	0	6	1910	4	3,000	N	N	414 NW 70TH ST
11	162380	0345	2/01	219,950	760	0	6	1907	3	3,000	N	N	611 NW 74TH ST
11	430570	0165	12/02	267,000	760	0	6	1920	3	4,890	N	N	7714 13TH AV NW
11	164650	1410	9/01	222,000	760	0	6	1921	3	3,120	N	N	137 NW 80TH ST
11	287710	4370	10/02	265,000	770	380	6	1920	3	2,625	N	N	212 NW 70TH ST
11	424040	0075	10/01	221,000	770	300	6	1926	3	3,860	N	N	7752 14TH AV NW

**Improved Sales Used In This Physical Inspection Analysis
Area 82**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	YrBltRen	Cond	Lot Size	View	Water-front	Situs Address
11	758970	0061	1/02	257,000	780	0	6	1941	4	4,675	N	N	1219 NW 83RD ST
11	046100	5100	5/01	285,000	780	0	6	1928	4	5,000	N	N	7013 DIBBLE AV NW
11	162380	0070	6/02	260,000	790	0	6	1916	4	4,000	N	N	633 NW 75TH ST
11	046100	5075	3/02	249,500	790	820	6	1927	4	5,000	N	N	7023 DIBBLE AV NW
11	291920	0850	2/01	199,777	790	0	6	1911	2	3,819	N	N	147 N 82ND ST
11	287710	1026	8/01	304,950	790	300	6	1916	5	3,000	N	N	6527 2ND AV NW
11	162330	1040	3/02	232,500	800	300	6	1908	3	3,000	N	N	351 NW 75TH ST
11	291920	0095	5/02	276,500	820	250	6	1910	3	4,240	N	N	114 NW 84TH ST
11	292270	0275	8/02	279,950	820	0	6	1938	4	4,700	N	N	8323 DIBBLE AV NW
11	937630	1280	9/01	225,000	830	0	6	1942	3	5,000	N	N	8026 11TH AV NW
11	164650	1395	2/02	244,000	830	0	6	1925	3	4,160	N	N	147 NW 80TH ST
11	291970	0725	12/02	271,000	840	130	6	1940	4	3,330	N	N	614 NW 82ND ST
11	046100	1840	3/02	332,500	840	840	6	1952	4	5,000	N	N	7331 13TH AV NW
11	287710	0105	12/01	260,000	840	840	6	1910	3	4,300	N	N	6549 GREENWOOD AV N
11	292270	1085	11/02	261,000	850	0	6	1910	4	4,700	N	N	8061 DIBBLE AV NW
11	287710	2940	6/02	261,000	850	0	6	1916	4	5,000	N	N	6727 2ND AV NW
11	046100	4105	5/01	312,500	870	580	6	1928	4	5,000	N	N	7054 13TH AV NW
11	162330	0835	4/02	315,000	870	0	6	1912	4	4,000	N	N	321 NW 74TH ST
11	758920	0194	7/02	257,000	870	300	6	1905	4	6,600	N	N	1420 NW 83RD ST
11	287710	1310	7/01	242,000	880	0	6	1914	3	4,200	N	N	6547 3RD AV NW
11	164650	0600	6/01	249,950	880	0	6	1916	3	4,635	N	N	140 N 77TH ST
11	164650	2175	6/01	238,500	890	0	6	1910	3	5,150	N	N	136 NW 76TH ST
11	162330	0230	7/02	281,000	890	100	6	1922	4	3,500	N	N	405 NW 72ND ST
11	288010	0870	11/01	275,000	900	0	6	1948	4	5,000	N	N	705 NW 67TH ST
11	288010	0110	6/02	257,500	910	120	6	1929	3	3,180	N	N	6742 7TH AV NW
11	291970	2125	7/02	275,100	920	600	6	1926	4	3,600	N	N	334 NW 82ND ST
11	162330	0185	8/01	320,100	920	150	6	1912	5	4,485	N	N	7011 4TH AV NW
11	291970	1220	5/01	294,000	920	900	6	1908	5	4,800	N	N	607 NW 81ST ST
11	164650	1320	4/01	230,000	940	0	6	1922	3	5,200	N	N	7906 3RD AV NW
11	291970	2075	11/02	260,000	950	0	6	1927	3	3,360	N	N	312 NW 82ND ST

**Improved Sales Used In This Physical Inspection Analysis
Area 82**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	YrBltRen	Cond	Lot Size	View	Water-front	Situs Address
11	751900	0946	4/01	268,950	960	600	6	1927	4	3,300	N	N	7815 3RD AV NW
11	292270	0295	1/01	295,000	970	830	6	1923	4	4,700	N	N	8333 DIBBLE AV NW
11	672870	0126	9/02	241,000	980	0	6	1916	4	3,700	N	N	612 NW 70TH ST
11	751900	0020	5/02	305,000	980	750	6	1941	3	5,150	N	N	310 NW 75TH ST
11	758970	0070	5/02	328,060	990	120	6	1929	4	5,080	N	N	8040 13TH AV NW
11	162330	1205	3/01	230,000	1,000	0	6	1908	4	6,000	N	N	332 NW 74TH ST
11	291970	0775	2/02	295,500	1,000	710	6	1924	4	4,800	N	N	636 NW 82ND ST
11	751900	1175	11/01	243,000	1,010	160	6	1923	3	3,810	N	N	315 NW 80TH ST
11	751900	1835	12/02	287,000	1,020	250	6	1926	3	5,150	N	N	647 NW 78TH ST
11	046100	3310	12/01	256,000	1,030	0	6	1911	3	5,000	N	N	7036 MARY AV NW
11	291970	0135	2/01	274,800	1,030	260	6	1916	4	2,940	N	N	8401 6TH AV NW
11	291970	0805	10/02	280,000	1,030	500	6	1911	4	4,800	N	N	650 NW 82ND ST
11	672870	0035	4/01	262,777	1,030	0	6	1920	5	4,095	N	N	7015 6TH AV NW
11	200070	0360	6/01	240,000	1,050	0	6	1919	3	6,480	N	N	134 N 73RD ST
11	291920	1375	8/02	273,000	1,060	0	6	1906	5	4,175	N	N	114 N 84TH ST
11	291920	0120	2/01	265,000	1,060	0	6	1910	4	4,280	N	N	132 NW 84TH ST
11	751900	2480	2/01	245,000	1,060	0	6	1926	3	3,708	N	N	7506 8TH AV NW
11	287710	4356	9/02	315,000	1,080	380	6	1907	5	5,600	N	N	7008 3RD AV NW
11	291920	0590	5/02	247,000	1,080	0	6	1908	4	3,840	N	N	126 NW 81ST ST
11	291970	0400	8/02	255,000	1,100	0	6	1916	4	4,800	N	N	611 NW 84TH ST
11	287710	3011	7/01	250,000	1,100	160	6	1920	3	3,500	N	N	211 NW 70TH ST
11	287710	1250	8/02	279,950	1,130	0	6	1906	3	4,200	N	N	6515 3RD AV NW
11	287710	1140	2/01	257,000	1,140	140	6	1925	3	5,000	N	N	6536 3RD AV NW
11	288010	0470	1/02	220,000	1,140	0	6	1946	3	2,935	N	N	750 NW 67TH ST
11	430570	0125	7/02	284,000	1,220	750	6	1910	5	5,796	N	N	7746 13TH AV NW
11	291970	1570	5/02	276,000	1,340	0	6	1995	3	4,320	N	N	334 NW 80TH ST
11	046100	4640	11/01	322,350	1,360	0	6	1910	5	5,000	N	N	7054 11TH AV NW
11	751900	0105	7/01	310,000	1,560	1,140	6	1912	3	5,150	N	N	352 NW 75TH ST
11	164650	0890	7/01	314,950	1,780	0	6	1916	3	4,635	N	N	126 N 78TH ST
11	046100	1745	11/01	251,000	460	460	7	1910	5	5,000	N	N	7348 13TH AV NW

**Improved Sales Used In This Physical Inspection Analysis
Area 82**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	YrBltRen	Cond	Lot Size	View	Water-front	Situs Address
11	162330	1045	5/02	241,000	690	0	7	1918	3	3,000	N	N	347 NW 75TH ST
11	287710	2715	4/01	220,000	720	410	7	1994	3	2,100	N	N	6731 3RD AV NW
11	046100	1175	11/02	252,000	730	140	7	1927	4	4,000	N	N	7350 11TH AV NW
11	937630	0790	3/01	249,000	730	0	7	1947	4	5,000	N	N	8334 12TH AV NW
11	751900	2240	10/02	285,000	740	340	7	1926	4	3,860	N	N	636 NW 75TH ST
11	291920	0425	10/02	202,500	770	0	7	1900	2	3,840	N	N	112 NW 82ND ST
11	046100	2025	4/02	232,000	770	530	7	1926	3	2,500	N	N	7356 14TH AV NW
11	287710	1031	8/01	292,000	770	0	7	1920	4	3,000	N	N	6531 2ND AV NW
11	200120	0045	9/02	295,000	790	0	7	1923	4	4,000	N	N	135 NW 75TH ST
11	046100	1675	11/02	299,000	800	150	7	1940	4	5,000	N	N	7310 13TH AV NW
11	287710	1756	12/01	214,400	800	200	7	1911	2	3,750	N	N	6537 5TH AV NW
11	758920	0166	6/02	255,000	800	0	7	1945	3	6,600	N	N	8321 14TH AV NW
11	292270	2035	11/01	237,500	800	200	7	1944	3	4,275	N	N	7707 8TH AV NW
11	758970	0063	12/01	259,950	800	60	7	1941	4	5,150	N	N	1207 NW 83RD ST
11	758970	0062	4/02	330,000	810	0	7	1941	3	5,500	N	N	1203 NW 83RD ST
11	530910	0165	12/01	291,000	810	510	7	1944	3	5,350	N	N	6726 10TH AV NW
11	291970	0225	5/01	270,000	820	600	7	1908	4	5,630	N	N	624 NW 84TH ST
11	287710	1020	7/01	268,600	820	400	7	1922	2	3,500	N	N	6525 2ND AV NW
11	202870	0665	3/01	266,200	820	130	7	1945	4	5,300	N	N	6531 DIVISION AV NW
11	202870	0675	4/01	266,000	820	170	7	1945	4	5,300	N	N	6535 DIVISION AV NW
11	292270	0265	6/01	315,000	820	600	7	1938	3	4,700	N	N	8317 DIBBLE AV NW
11	046100	0875	4/02	285,000	820	0	7	1937	4	3,300	N	N	7348 10TH AV NW
11	291970	2255	9/01	309,950	830	500	7	1910	4	4,800	N	N	327 NW 84TH ST
11	164650	1575	10/02	324,000	830	820	7	1925	4	4,635	N	N	140 NW 78TH ST
11	758970	0045	4/01	215,000	840	0	7	1939	3	5,160	N	N	8044 14TH AV NW
11	507540	0145	2/01	299,950	840	680	7	1930	4	3,480	N	N	7705 13TH AV NW
11	046100	4195	10/02	254,000	840	0	7	1908	4	5,000	N	N	7023 11TH AV NW
11	046100	5555	8/01	270,000	840	520	7	1926	4	4,500	N	N	7048 DIBBLE AV NW
11	046100	4700	3/01	249,500	840	0	7	1919	4	5,000	N	N	7049 9TH AV NW
11	417210	0195	12/02	265,700	850	300	7	1940	3	4,680	N	N	7054 7TH AV NW

**Improved Sales Used In This Physical Inspection Analysis
Area 82**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	YrBltRen	Cond	Lot Size	View	Water-front	Situs Address
11	202870	1180	11/02	259,950	850	140	7	1927	4	2,590	N	N	6520 DIVISION AV NW
11	046100	1465	7/01	235,000	850	120	7	1918	3	5,000	N	N	7344 12TH AV NW
11	292270	2480	1/02	257,500	850	0	7	1944	3	4,700	N	N	7546 10TH AV NW
11	530910	0370	3/01	273,000	860	760	7	1927	4	4,013	N	N	6725 10TH AV NW
11	937630	0985	8/01	270,800	860	0	7	1947	3	2,500	N	N	8304 11TH AV NW
11	202870	1075	4/01	261,000	860	0	7	1924	4	4,240	N	N	6526 DIBBLE AV NW
11	292270	2816	4/01	233,500	870	0	7	1942	3	3,760	N	N	7514 9TH AV NW
11	046100	2370	10/02	239,950	870	0	7	1928	3	5,000	N	N	7325 ALONZO AV NW
11	292270	2841	10/02	260,000	870	0	7	1942	3	4,570	N	N	7502 9TH AV NW
11	292270	2700	5/01	227,000	880	0	7	1942	3	4,700	N	N	7547 9TH AV NW
11	164650	2430	5/01	314,000	880	150	7	1924	3	3,060	N	N	7507 1ST AV NW
11	291920	0740	7/01	214,800	880	0	7	1913	3	3,840	N	N	142 N 80TH ST
11	292270	3026	11/01	246,800	880	0	7	1942	3	4,560	N	N	7544 DIBBLE AV NW
11	287710	2970	3/01	279,950	890	700	7	1914	4	5,000	N	N	6743 2ND AV NW
11	162330	0985	4/01	299,950	890	150	7	1926	4	3,000	N	N	420 NW 73RD ST
11	937630	1500	4/02	246,250	890	180	7	1926	4	5,000	N	N	7716 11TH AV NW
11	202870	0380	10/02	299,950	890	0	7	1914	4	5,300	N	N	6711 DIBBLE AV NW
11	045800	0280	10/01	253,000	890	220	7	1926	3	5,080	N	N	8033 14TH AV NW
11	046100	0080	1/01	222,700	900	0	7	1912	3	4,050	N	N	7329 8TH AV NW
11	202870	0765	11/02	354,250	900	860	7	1912	4	4,505	N	N	6552 DIBBLE AV NW
11	046100	0650	10/02	290,000	900	0	7	1914	4	5,500	N	N	7341 9TH AV NW
11	291970	1445	7/01	260,000	900	0	7	1924	3	3,600	N	N	319 NW 81ST ST
11	046100	0050	5/02	240,000	910	0	7	1913	3	4,218	N	N	7403 8TH AV NW
11	202870	0487	11/01	259,950	910	0	7	1926	4	2,800	N	N	832 NW 67TH ST
11	202870	0615	2/01	269,000	920	900	7	1924	4	3,450	N	N	6538 DIVISION AV NW
11	937630	0705	12/02	230,000	920	320	7	1909	2	4,000	N	N	8009 11TH AV NW
11	162380	0300	9/01	259,950	920	0	7	1926	3	3,000	N	N	637 NW 74TH ST
11	287710	0465	10/01	279,500	920	0	7	1924	3	5,000	N	N	6512 1ST AV NW
11	530910	0120	4/02	300,000	920	250	7	1910	3	4,922	N	N	6719 9TH AV NW
11	424040	0105	11/01	224,000	920	100	7	1940	3	4,070	N	N	1311 NW 80TH ST

**Improved Sales Used In This Physical Inspection Analysis
Area 82**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	YrBltRen	Cond	Lot Size	View	Water-front	Situs Address
11	291970	1290	2/02	269,000	920	820	7	1980	3	4,800	N	N	628 NW 80TH ST
11	430570	0145	11/01	254,950	930	230	7	1940	4	5,334	N	N	7730 13TH AV NW
11	937630	1910	10/02	282,000	930	0	7	1939	5	4,480	N	N	7740 10TH AV NW
11	046100	4375	10/01	322,500	940	940	7	1939	4	5,000	N	N	7058 12TH AV NW
11	162380	0505	2/02	269,950	940	0	7	1906	3	4,160	N	N	713 NW 73RD ST
11	045800	0260	7/01	240,000	950	0	7	1939	3	5,715	N	N	8045 14TH AV NW
11	937630	0345	11/01	290,000	950	0	7	1906	4	5,000	N	N	7750 12TH AV NW
11	937630	2310	4/01	270,000	960	250	7	1942	3	5,000	N	N	8322 10TH AV NW
11	202870	0426	6/02	315,500	960	200	7	1913	4	3,710	N	N	836 NW 67TH ST
11	164650	0865	6/02	317,500	960	0	7	1929	3	3,090	N	N	138 N 78TH ST
11	164650	1920	9/01	324,950	960	400	7	1925	4	4,120	N	N	140 NW 77TH ST
11	046100	4685	9/02	310,000	960	480	7	1913	4	4,300	N	N	7053 9TH AV NW
11	046100	4670	8/02	250,000	960	0	7	1913	3	4,200	N	N	7057 9TH AV NW
11	291970	1785	2/01	309,000	970	0	7	1916	4	3,600	N	N	316 NW 81ST ST
11	937630	2270	4/02	280,000	970	0	7	1950	3	3,940	N	N	916 NW 83RD ST
11	291920	0300	10/02	358,000	970	710	7	2002	3	3,840	N	N	142 NW 83RD ST
11	162380	0137	8/01	267,000	970	0	7	1947	3	3,990	N	N	7407 6TH AV NW
11	291920	0300	8/01	349,950	970	710	7	2002	3	3,840	N	N	142 NW 83RD ST
11	046100	1415	4/01	259,950	980	0	7	1950	4	5,000	N	N	7320 12TH AV NW
11	162380	0435	4/01	290,000	980	680	7	1984	3	3,000	N	N	700 NW 73RD ST
11	430570	0070	5/01	331,000	990	910	7	1981	3	5,190	N	N	7737 12TH AV NW
11	287710	1786	6/01	325,000	990	0	7	1912	4	3,750	N	N	6551 5TH AV NW
11	292270	1285	11/01	248,000	1,000	120	7	1924	3	5,700	N	N	8005 8TH AV NW
11	291970	2165	5/02	311,000	1,000	410	7	1946	3	4,800	N	N	350 NW 82ND ST
11	937630	0400	3/01	271,500	1,000	110	7	1922	3	5,700	N	N	7739 11TH AV NW
11	012503	9023	5/01	279,500	1,010	0	7	1906	3	3,260	N	N	165 NW 73RD ST
11	162330	0005	6/01	305,000	1,010	0	7	1918	4	4,210	N	N	7031 3RD AV NW
11	200170	0050	11/02	315,000	1,010	0	7	1912	4	4,000	N	N	137 NW 74TH ST
11	305270	0280	12/02	294,000	1,010	930	7	1912	4	5,000	N	N	6721 ALONZO AV NW
11	292270	2315	3/02	292,500	1,010	0	7	1910	3	4,000	N	N	7507 10TH AV NW

**Improved Sales Used In This Physical Inspection Analysis
Area 82**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	YrBltRen	Cond	Lot Size	View	Water-front	Situs Address
11	937630	2300	3/02	348,000	1,010	830	7	1941	3	5,000	N	N	8316 10TH AV NW
11	937630	0125	6/02	369,000	1,010	1,010	7	1912	4	5,270	N	N	7559 11TH AV NW
11	937630	1390	8/02	260,000	1,010	0	7	1941	3	5,000	N	N	8035 10TH AV NW
11	287710	3097	10/02	275,050	1,020	0	7	1985	3	2,500	N	N	6710 3RD AV NW
11	202870	1125	9/02	315,000	1,020	710	7	1942	3	4,664	N	N	6521 DIVISION AV NW
11	230140	0580	10/02	290,000	1,020	400	7	1923	4	5,000	N	N	7019 SYCAMORE AV NW
11	202870	0340	6/01	280,000	1,020	0	7	1907	3	5,300	N	N	6720 9TH AV NW
11	164650	0935	11/01	317,500	1,030	630	7	1956	3	6,180	Y	N	7800 1ST AV NW
11	287710	3021	12/02	269,950	1,030	0	7	1923	3	4,000	N	N	6750 3RD AV NW
11	046100	4015	3/02	380,000	1,030	0	7	1928	4	6,250	N	N	7012 13TH AV NW
11	287710	1615	3/02	310,000	1,030	790	7	1911	4	5,000	N	N	6538 5TH AV NW
11	291920	0160	9/02	283,500	1,040	240	7	1947	4	3,840	N	N	153 NW 84TH ST
11	164650	0955	10/02	275,000	1,040	0	7	1908	4	4,635	N	N	107 N 79TH ST
11	202870	0445	7/01	339,500	1,040	760	7	1949	5	4,240	N	N	6712 DIBBLE AV NW
11	162330	0950	11/01	265,000	1,040	0	7	1929	3	4,500	N	N	322 NW 73RD ST
11	012503	9025	5/02	272,500	1,050	0	7	1927	3	3,680	N	N	7230 3RD AV NW
11	046100	0005	4/02	241,000	1,050	0	7	1913	3	3,210	N	N	7421 8TH AV NW
11	200120	0140	5/02	333,000	1,050	0	7	1924	4	4,000	N	N	110 NW 74TH ST
11	530910	0685	8/02	245,000	1,060	0	7	1928	3	4,062	N	N	6725 11TH AV NW
11	758970	0035	10/02	310,000	1,060	820	7	1941	3	5,160	N	N	8034 14TH AV NW
11	287710	1585	8/02	282,000	1,060	340	7	1911	3	5,000	N	N	6550 5TH AV NW
11	287710	0475	9/01	303,000	1,060	0	7	1910	3	5,000	N	N	6508 1ST AV NW
11	430570	0095	12/02	253,500	1,070	1,070	7	1946	4	6,020	N	N	1209 NW 80TH ST
11	937630	1475	7/01	290,200	1,070	140	7	1939	4	4,500	N	N	7706 11TH AV NW
11	349130	0022	1/02	289,950	1,070	260	7	1941	4	5,588	N	N	7535 MARY AV NW
11	291970	0430	4/01	268,000	1,080	620	7	1950	3	4,660	N	N	602 NW 83RD ST
11	507540	0105	5/02	262,000	1,080	0	7	1928	5	5,120	N	N	7712 14TH AV NW
11	430570	0020	12/02	325,000	1,080	0	7	1928	4	4,840	N	N	1214 NW 77TH ST
11	305270	0510	4/02	286,000	1,080	600	7	1948	4	5,000	N	N	6719 14TH AV NW
11	012503	9032	3/02	365,000	1,080	0	7	1926	4	3,350	N	N	161 NW 73RD ST

**Improved Sales Used In This Physical Inspection Analysis
Area 82**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	YrBltRen	Cond	Lot Size	View	Water-front	Situs Address
11	305270	1095	5/02	338,500	1,080	1,080	7	1915	5	7,500	N	N	6742 12TH AV NW
11	291970	2235	6/02	285,000	1,080	1,000	7	1923	3	4,800	N	N	337 NW 84TH ST
11	287710	3540	4/01	332,000	1,090	220	7	1925	4	4,000	N	N	6734 SYCAMORE AV NW
11	046100	1200	4/02	314,777	1,090	70	7	1938	3	5,250	N	N	7356 11TH AV NW
11	164650	1705	8/02	327,500	1,090	0	7	1921	4	4,635	N	N	137 NW 79TH ST
11	046100	2950	10/02	290,000	1,100	0	7	1918	3	5,000	N	N	7015 MARY AV NW
11	287710	0990	6/01	309,000	1,110	240	7	1984	3	2,500	N	N	6509 2ND AV NW
11	305270	0965	8/02	354,000	1,110	560	7	1928	5	3,750	N	N	6711 12TH AV NW
11	162330	0508	9/02	385,000	1,110	480	7	1951	3	4,010	N	N	502 NW 72ND ST
11	162330	0508	8/02	385,000	1,110	480	7	1951	3	4,010	N	N	502 NW 72ND ST
11	046100	3375	11/02	291,000	1,110	440	7	1947	4	5,000	N	N	7055 14TH AV NW
11	287710	2115	12/01	245,000	1,110	600	7	1973	3	2,425	N	N	6733 6TH AV NW
11	544530	0055	5/02	345,000	1,110	0	7	1930	3	4,445	N	N	7552 MARY AV NW
11	520010	0185	8/01	315,000	1,110	0	7	1928	4	4,005	N	N	6550 12TH AV NW
11	530910	0695	9/01	263,350	1,110	0	7	1928	3	4,062	N	N	6721 11TH AV NW
11	305270	0965	12/01	270,000	1,110	560	7	1928	5	3,750	N	N	6711 12TH AV NW
11	520010	0230	6/01	297,950	1,130	620	7	1925	4	4,348	N	N	6528 12TH AV NW
11	046100	4115	8/01	257,000	1,130	0	7	1945	4	5,000	N	N	7058 13TH AV NW
11	287710	3445	1/02	380,000	1,130	1,000	7	1924	4	4,000	N	N	6739 1ST AV NW
11	520010	0230	7/02	329,500	1,130	620	7	1925	4	4,348	N	N	6528 12TH AV NW
11	751900	1850	8/01	367,000	1,130	0	7	1912	5	3,860	N	N	639 NW 78TH ST
11	287710	4076	8/01	335,000	1,140	400	7	1940	4	4,500	Y	N	202 N 67TH ST
11	287710	0381	12/02	359,000	1,140	0	7	1918	4	4,500	N	N	6550 1ST AV NW
11	292270	1720	3/02	289,900	1,140	860	7	1960	3	3,525	N	N	7705 DIBBLE AV NW
11	012503	9053	8/01	334,900	1,140	0	7	1930	4	3,500	N	N	1306 NW 70TH ST
11	291970	0795	2/02	279,950	1,140	0	7	1963	3	4,800	N	N	644 NW 82ND ST
11	202870	0410	12/02	350,000	1,150	0	7	1912	4	3,975	N	N	6729 DIBBLE AV NW
11	291920	0410	5/01	319,500	1,150	140	7	1926	4	3,674	N	N	102 NW 82ND ST
11	544530	0025	5/01	280,000	1,160	0	7	1930	4	4,445	N	N	7530 MARY AV NW
11	164650	0505	7/02	307,000	1,160	0	7	1910	3	4,635	N	N	141 N 77TH ST

**Improved Sales Used In This Physical Inspection Analysis
Area 82**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	YrBltRen	Cond	Lot Size	View	Water-front	Situs Address
11	530910	1325	10/02	254,950	1,160	0	7	1905	3	5,000	N	N	6548 10TH AV NW
11	292270	0455	10/02	378,000	1,160	500	7	1930	5	3,500	N	N	8308 DIBBLE AV NW
11	230140	0760	7/01	342,000	1,160	0	7	1919	4	5,000	N	N	7024 1ST AV NW
11	202870	1135	8/01	237,000	1,170	0	7	1958	3	4,240	N	N	6527 DIVISION AV NW
11	287710	0186	12/01	323,500	1,170	700	7	1976	3	4,000	N	N	6528 PALATINE AV N
11	672870	0025	7/01	344,777	1,180	0	7	1906	4	5,850	N	N	7013 6TH AV NW
11	046100	2200	8/01	365,000	1,180	0	7	1914	4	5,000	N	N	7318 ALONZO AV NW
11	287710	3221	8/01	330,000	1,180	0	7	1915	4	3,750	N	N	6749 SYCAMORE AV NW
11	046100	1255	5/02	265,000	1,190	0	7	1909	4	3,750	N	N	7341 11TH AV NW
11	672870	0127	11/02	349,999	1,190	0	7	1924	3	4,000	N	N	616 NW 70TH ST
11	305270	1085	11/01	281,500	1,200	780	7	1927	4	5,000	N	N	6746 12TH AV NW
11	046100	2515	7/01	265,000	1,210	0	7	1944	3	5,000	N	N	7330 MARY AV NW
11	046100	1575	2/01	288,000	1,210	300	7	1957	4	5,000	N	N	7337 12TH AV NW
11	046100	3345	10/01	320,000	1,210	620	7	1930	4	5,000	N	N	7054 MARY AV NW
11	291970	2645	2/01	247,500	1,220	0	7	1928	3	4,090	N	N	314 NW 84TH ST
11	291920	0630	3/01	280,000	1,220	0	7	1913	3	3,840	N	N	158 NW 81ST ST
11	291970	1640	11/02	310,000	1,220	0	7	1925	4	3,168	N	N	347 NW 82ND ST
11	287710	3096	8/02	319,000	1,220	840	7	1985	3	3,500	N	N	6714 3RD AV NW
11	291970	2645	10/02	274,000	1,220	0	7	1928	3	4,090	N	N	314 NW 84TH ST
11	417210	0090	9/01	315,000	1,220	800	7	1958	3	3,940	N	N	7042 CLEOPATRA PL NW
11	292270	0395	5/02	272,000	1,220	0	7	1912	4	5,700	N	N	8336 DIBBLE AV NW
11	046100	1165	4/01	325,000	1,230	0	7	1945	4	5,000	N	N	7342 11TH AV NW
11	046100	3655	11/02	330,000	1,230	0	7	1902	4	4,310	N	N	7037 13TH AV NW
11	162330	0865	9/01	282,500	1,230	0	7	1926	3	3,000	N	N	311 NW 74TH ST
11	417210	0050	2/02	304,000	1,230	0	7	1929	4	3,250	N	N	7036 8TH AV NW
11	287710	3461	4/01	339,950	1,230	0	7	1922	4	4,600	N	N	6749 1ST AV NW
11	292270	2185	5/01	343,000	1,230	500	7	1927	4	3,130	N	N	1009 NW 77TH ST
11	162380	0195	4/02	309,000	1,240	0	7	1926	4	6,000	N	N	634 NW 74TH ST
11	162380	0560	7/01	265,000	1,240	0	7	1928	5	5,370	N	N	611 NW 73RD ST
11	305270	0340	10/01	253,000	1,250	0	7	1952	3	4,500	N	N	6749 ALONZO AV NW

**Improved Sales Used In This Physical Inspection Analysis
Area 82**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	YrBltRen	Cond	Lot Size	View	Water-front	Situs Address
11	751900	1676	11/01	293,000	1,260	0	7	1928	4	3,445	N	N	7815 6TH AV NW
11	417210	0160	9/02	332,450	1,260	0	7	1928	3	4,500	N	N	7055 7TH AV NW
11	287710	4060	6/01	350,000	1,270	590	7	1925	4	3,760	N	N	6710 PALATINE AV N
11	937630	1755	3/02	271,000	1,270	0	7	1900	4	4,330	N	N	7526 11TH AV NW
11	417210	0240	6/02	399,950	1,270	500	7	1929	5	3,744	N	N	7036 7TH AV NW
11	937630	2271	4/01	249,950	1,270	0	7	1910	5	4,530	N	N	912 NW 83RD ST
11	751900	0085	5/01	360,000	1,280	380	7	1928	3	5,150	N	N	342 NW 75TH ST
11	291970	1470	5/02	283,000	1,280	0	7	1989	3	2,400	N	N	307 NW 81ST ST
11	424040	0210	4/01	245,000	1,280	760	7	1925	4	4,920	N	N	7511 12TH AV NW
11	162330	0960	4/01	302,950	1,280	0	7	1918	4	4,500	N	N	408 NW 73RD ST
11	287710	1885	11/02	363,000	1,290	0	7	1912	4	5,000	N	N	6520 6TH AV NW
11	046100	5475	5/02	225,000	1,290	0	7	1911	3	5,650	N	N	7015 8TH AV NW
11	751900	0170	7/02	389,950	1,300	0	7	1920	4	5,150	N	N	331 NW 76TH ST
11	287710	4240	10/01	420,000	1,300	0	7	1910	5	5,000	N	N	7008 SYCAMORE AV NW
11	291970	1130	10/02	249,000	1,310	0	7	1983	3	2,400	N	N	649 NW 81ST ST
11	202870	1085	8/01	265,000	1,320	0	7	1913	4	2,555	N	N	832 NW 65TH ST
11	291970	0695	7/02	321,400	1,330	0	7	1928	4	4,670	N	N	602 NW 82ND ST
11	046100	1625	2/01	247,500	1,340	0	7	1908	4	5,000	N	N	7311 12TH AV NW
11	291970	0860	3/02	244,000	1,340	0	7	1961	3	4,800	N	N	643 NW 82ND ST
11	758970	0100	10/02	382,500	1,340	740	7	1928	4	3,200	N	N	8005 12TH AV NW
11	758970	0100	10/02	382,500	1,340	740	7	1928	4	3,200	N	N	8005 12TH AV NW
11	046100	1625	3/02	265,023	1,340	0	7	1908	4	5,000	N	N	7311 12TH AV NW
11	751900	1880	6/02	305,000	1,340	0	7	1910	4	4,120	N	N	625 NW 78TH ST
11	230140	0770	9/01	387,500	1,340	750	7	1923	4	5,000	N	N	7030 1ST AV NW
11	287710	2421	8/01	323,000	1,350	0	7	1926	4	3,350	N	N	6707 4TH AV NW
11	349130	0037	8/01	270,000	1,350	910	7	1940	4	5,074	N	N	7541 MARY AV NW
11	937630	1030	6/02	369,950	1,360	800	7	1925	3	5,000	N	N	8326 11TH AV NW
11	291920	0275	4/02	289,990	1,360	0	7	1962	3	3,840	N	N	128 NW 83RD ST
11	291970	0170	4/01	305,000	1,360	0	7	1927	3	3,920	N	N	608 NW 84TH ST
11	291970	0180	8/01	280,000	1,360	300	7	1924	3	3,920	N	N	612 NW 84TH ST

**Improved Sales Used In This Physical Inspection Analysis
Area 82**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	YrBltRen	Cond	Lot Size	View	Water-front	Situs Address
11	349130	0211	7/01	295,000	1,380	0	7	1924	4	5,461	N	N	7553 14TH AV NW
11	292170	0131	4/01	299,999	1,390	0	7	1922	4	2,400	N	N	1308 NW 83RD ST
11	305270	1020	6/01	300,000	1,400	810	7	1914	4	5,000	N	N	6741 12TH AV NW
11	046100	0100	3/02	425,000	1,400	0	7	1998	3	5,775	N	N	7319 8TH AV NW
11	530910	1335	10/02	260,000	1,410	0	7	1985	3	2,500	N	N	6542 10TH AV NW
11	162380	0105	11/02	275,000	1,410	0	7	1910	3	3,000	N	N	619 NW 75TH ST
11	287710	2100	7/02	429,000	1,410	450	7	1930	5	4,840	N	N	6727 6TH AV NW
11	287710	1150	1/02	270,000	1,420	0	7	1912	3	3,750	N	N	6532 3RD AV NW
11	292270	1485	1/02	337,500	1,430	0	7	1915	3	5,108	N	N	7727 9TH AV NW
11	417210	0210	1/01	354,100	1,440	0	7	1929	4	3,744	N	N	7046 7TH AV NW
11	202870	0226	6/02	389,500	1,440	960	7	1931	5	4,520	N	N	857 NW 70TH ST
11	288010	0695	3/02	269,000	1,440	0	7	1919	2	2,140	N	N	6537 CLEOPATRA PL NW
11	162330	0315	11/01	299,950	1,440	0	7	1911	3	2,670	N	N	7010 6TH AV NW
11	291970	0830	7/01	270,000	1,450	0	7	1946	4	4,512	N	N	8116 8TH AV NW
11	291970	2040	11/01	316,500	1,450	1,370	7	1967	3	4,608	N	N	8201 3RD AV NW
11	349130	0146	4/02	275,000	1,460	0	7	1937	4	4,350	N	N	1423 NW 80TH ST
11	937630	0275	10/02	360,000	1,460	0	7	1927	4	5,000	N	N	7716 12TH AV NW
11	349130	0052	12/01	359,950	1,460	0	7	1929	4	4,250	N	N	1471 NW 77TH ST
11	012503	9043	1/01	293,000	1,460	270	7	1926	3	3,750	N	N	200 NW 73RD ST
11	291970	2270	2/02	284,000	1,460	0	7	1919	3	4,800	N	N	321 NW 84TH ST
11	291970	1960	3/01	341,000	1,480	0	7	1928	4	4,800	N	N	327 NW 83RD ST
11	046100	0900	2/01	300,000	1,480	0	7	1926	3	5,250	N	N	7358 10TH AV NW
11	530910	0350	12/01	300,000	1,480	300	7	1927	4	5,350	N	N	6733 10TH AV NW
11	164650	2520	11/02	375,000	1,500	0	7	1914	5	3,090	N	N	146 NW 75TH ST
11	417210	0030	12/02	277,950	1,510	400	7	1929	4	3,240	N	N	7044 8TH AV NW
11	202870	0750	12/01	245,000	1,510	200	7	1912	3	4,505	N	N	6546 DIBBLE AV NW
11	305270	0290	8/01	305,000	1,520	900	7	1906	4	5,000	N	N	6727 ALONZO AV NW
11	046100	2615	10/01	314,990	1,530	0	7	1939	4	5,000	N	N	7339 MARY AV NW
11	164650	1725	4/02	385,000	1,540	140	7	1925	4	4,120	N	N	129 NW 79TH ST
11	937630	0435	6/02	382,000	1,540	800	7	1929	4	5,000	N	N	7721 11TH AV NW

**Improved Sales Used In This Physical Inspection Analysis
Area 82**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	YrBltRen	Cond	Lot Size	View	Water-front	Situs Address
11	520010	0045	10/01	300,000	1,540	0	7	1904	5	3,578	N	N	6517 12TH AV NW
11	162380	0385	2/01	358,500	1,550	0	7	1926	4	2,980	N	N	7307 6TH AV NW
11	292270	1640	8/02	332,000	1,560	0	7	1930	4	4,260	N	N	7722 9TH AV NW
11	305270	1135	2/01	338,000	1,560	630	7	1945	4	5,000	N	N	6722 12TH AV NW
11	162380	0320	3/02	315,000	1,570	0	7	1929	3	5,000	N	N	625 NW 74TH ST
11	287710	2640	10/01	412,500	1,570	410	7	1911	3	5,000	N	N	6702 5TH AV NW
11	046100	3435	8/02	327,000	1,590	530	7	1912	4	5,000	N	N	7027 14TH AV NW
11	230140	0065	8/01	362,000	1,590	450	7	1911	4	4,030	N	N	7210 PALATINE AV N
11	287710	3346	4/02	350,000	1,600	0	7	1916	4	6,100	Y	N	162 NW 67TH ST
11	292170	0180	1/01	270,000	1,600	0	7	1916	3	6,350	N	N	8331 13TH AV NW
11	287710	2090	5/01	330,500	1,600	0	7	1925	4	4,840	N	N	6721 6TH AV NW
11	291970	0450	4/02	330,525	1,600	240	7	1948	3	4,800	N	N	606 NW 83RD ST
11	200070	0110	2/02	412,500	1,600	0	7	1928	4	4,610	N	N	106 N 74TH ST
11	200070	0171	8/02	396,000	1,610	0	7	1906	4	3,075	N	N	140 N 74TH ST
11	751900	1360	2/01	250,000	1,620	140	7	1947	3	5,200	N	N	641 NW 80TH ST
11	291970	2205	4/01	339,900	1,620	700	7	1927	4	4,800	N	N	351 NW 84TH ST
11	287710	0965	9/01	390,000	1,640	200	7	1918	5	5,000	Y	N	6502 2ND AV NW
11	230140	0495	8/01	377,500	1,640	0	7	1911	4	5,000	Y	N	7021 2ND AV NW
11	530910	1405	6/01	499,950	1,640	650	7	1910	4	3,750	N	N	6541 9TH AV NW
11	202870	0545	8/01	260,000	1,650	0	7	1925	3	3,540	N	N	6702 DIVISION AV NW
11	758970	0074	2/02	323,000	1,680	0	7	1928	4	5,208	N	N	8045 12TH AV NW
11	202870	0035	9/02	275,000	1,680	0	7	1927	4	3,430	N	N	6746 DIVISION AV NW
11	164650	0670	5/01	385,000	1,710	0	7	1923	3	4,120	N	N	106 N 77TH ST
11	230140	0640	10/02	399,950	1,720	300	7	1925	4	5,000	N	N	7027 1ST AV NW
11	305270	0705	7/02	420,000	1,720	580	7	1955	4	5,000	N	N	6702 14TH AV NW
11	291970	2400	11/02	385,000	1,730	270	7	1926	4	4,896	N	N	330 NW 83RD ST
11	162380	0223	11/02	376,000	1,740	0	7	1926	4	5,000	N	N	650 NW 74TH ST
11	291970	1180	8/01	414,000	1,750	0	7	1910	3	4,800	N	N	627 NW 81ST ST
11	937630	0295	10/01	364,000	1,750	0	7	1926	3	5,000	N	N	7728 12TH AV NW
11	291970	1395	8/02	420,000	1,760	600	7	1911	4	4,800	N	N	341 NW 81ST ST

**Improved Sales Used In This Physical Inspection Analysis
Area 82**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	YrBltRen	Cond	Lot Size	View	Water-front	Situs Address
11	530910	1290	11/02	335,900	1,770	0	7	1910	4	5,500	N	N	6502 10TH AV NW
11	417210	0005	5/02	291,500	1,790	0	7	1927	3	4,075	N	N	7060 8TH AV NW
11	162330	1195	7/02	425,000	1,800	400	7	1916	4	6,000	N	N	322 NW 74TH ST
11	162330	0130	2/02	300,000	1,810	0	7	1925	2	6,000	N	N	7016 5TH AV NW
11	305270	0310	7/02	369,000	1,850	0	7	1905	4	5,050	N	N	6735 ALONZO AV NW
11	164650	2630	9/02	399,000	1,910	0	7	2001	3	4,635	N	N	141 NW 76TH ST
11	162330	0100	10/02	341,500	1,920	1,210	7	1924	3	4,000	N	N	7030 5TH AV NW
11	291920	0180	8/01	368,000	1,920	0	7	1928	4	3,840	N	N	137 NW 84TH ST
11	162330	0175	5/02	398,500	1,930	0	7	1910	4	5,000	N	N	402 NW 70TH ST
11	287710	4325	8/01	392,500	2,030	0	7	1909	4	3,750	Y	N	202 NW 70TH ST
11	937630	2320	11/02	395,000	2,050	0	7	1930	4	5,000	N	N	8326 10TH AV NW
11	292270	3050	7/02	386,000	2,060	0	7	1942	5	5,700	N	N	7532 DIBBLE AV NW
11	287710	2030	9/02	385,000	2,150	600	7	1947	4	4,828	N	N	6553 6TH AV NW
11	758970	0011	5/02	320,000	2,260	0	7	1987	3	6,700	N	N	1320 NW 80TH ST
11	287710	0655	10/01	425,000	2,360	0	7	2001	3	2,500	Y	N	6536 SYCAMORE AV NW
11	288010	0195	6/01	384,200	2,720	1,500	7	1965	3	5,500	N	N	6727 7TH AV NW
11	012503	9021	9/02	339,950	900	0	8	1920	4	2,726	N	N	7225 SYCAMORE AV NW
11	758970	0030	3/02	330,000	1,020	150	8	1946	4	5,207	N	N	8035 13TH AV NW
11	046100	5185	9/01	380,000	1,020	1,020	8	1948	5	6,600	N	N	864 NW 70TH ST
11	046100	0750	4/02	300,000	1,060	400	8	1940	4	3,375	N	N	910 NW 73RD ST
11	046100	0985	10/01	257,600	1,120	230	8	1952	3	5,000	N	N	7327 10TH AV NW
11	349130	0065	4/02	319,000	1,130	310	8	1951	3	5,130	N	N	7707 MARY AV NW
11	530910	1450	8/02	300,000	1,140	850	8	1924	3	4,000	N	N	6519 9TH AV NW
11	424040	0174	4/02	305,000	1,300	0	8	1978	3	5,200	N	N	7524 13TH AV NW
11	287710	2031	9/02	305,000	1,310	0	8	2000	3	2,415	N	N	6557 6TH AV NW
11	046100	0460	9/01	386,000	1,320	900	8	1927	4	5,000	N	N	7308 9TH AV NW
11	292270	3060	4/02	385,000	1,320	0	8	1928	4	6,498	N	N	7526 DIBBLE AV NW
11	230140	0670	6/01	488,450	1,390	600	8	1916	5	5,000	N	N	7018 SYCAMORE AV NW
11	230140	0670	11/02	449,500	1,390	600	8	1916	5	5,000	N	N	7018 SYCAMORE AV NW
11	937630	1591	1/02	334,000	1,400	0	8	1931	3	2,600	N	N	1007 NW 80TH ST

**Improved Sales Used In This Physical Inspection Analysis
Area 82**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	YrBltRen	Cond	Lot Size	View	Water-front	Situs Address
11	349130	0096	6/01	334,880	1,400	1,400	8	1964	4	5,500	N	N	7727 MARY AV NW
11	349130	0116	2/02	339,950	1,410	750	8	1931	4	6,000	N	N	7745 MARY AV NW
11	937630	1700	4/02	440,000	1,460	750	8	1928	5	4,370	N	N	7701 10TH AV NW
11	287710	4235	7/02	440,000	1,460	0	8	1901	5	4,600	N	N	7016 SYCAMORE AV NW
11	937630	0560	6/01	344,950	1,470	0	8	1929	4	3,333	N	N	8040 12TH AV NW
11	758970	0102	11/01	359,950	1,490	0	8	1929	4	3,360	N	N	8001 12TH AV NW
11	937630	1590	7/02	319,000	1,500	1,020	8	1969	4	3,900	N	N	1001 NW 80TH ST
11	046100	4310	9/02	380,000	1,520	850	8	1931	5	5,000	N	N	7032 12TH AV NW
11	046100	0570	3/01	364,000	1,540	460	8	1930	3	4,000	N	N	7350 9TH AV NW
11	430570	0010	2/01	369,950	1,640	0	8	1990	3	4,850	N	N	1224 NW 77TH ST
11	507540	0150	3/01	365,000	1,670	0	8	1931	4	4,572	N	N	7709 13TH AV NW
11	230140	0100	7/01	568,000	1,670	0	8	1908	5	4,500	N	N	7217 PALATINE AV N
11	287710	0071	9/01	499,000	1,710	900	8	1924	5	4,000	N	N	6533 GREENWOOD AV N
11	292270	3120	6/01	269,500	1,710	290	8	1928	3	4,275	N	N	7506 DIBBLE AV NW
11	045800	0335	9/01	320,000	1,720	540	8	1932	4	3,290	N	N	1400 NW 80TH ST
11	045800	0335	6/02	375,000	1,720	540	8	1932	4	3,290	N	N	1400 NW 80TH ST
11	046100	0780	4/02	414,000	1,740	240	8	1937	4	5,000	N	N	7310 10TH AV NW
11	937630	1725	10/02	410,000	1,770	1,250	8	1981	4	4,680	N	N	7500 11TH AV NW
11	230140	0265	5/02	463,000	1,830	360	8	1998	3	2,500	N	N	7218 SYCAMORE AV NW
11	530910	1130	11/01	386,500	1,970	0	8	1999	3	6,420	N	N	6541 10TH AV NW
11	162330	1085	5/02	460,000	2,000	600	8	2002	3	3,000	N	N	325 NW 75TH ST
11	287710	2330	1/01	410,000	2,110	0	8	2000	3	3,750	N	N	6738 6TH AV NW
11	751900	2085	3/02	423,500	2,150	0	8	1999	3	5,150	N	N	643 NW 77TH ST
11	305270	0475	11/01	450,000	2,210	1,220	8	1970	3	7,500	N	N	1400 NW 67TH ST
11	287710	4230	11/01	713,250	2,420	900	9	2002	3	4,600	N	N	7015 1ST AV NW
11	164650	2150	6/02	639,950	2,810	0	9	2001	3	6,180	N	N	122 NW 76TH ST
11	287710	0755	6/02	750,000	3,200	0	9	1920	3	7,500	Y	N	6515 SYCAMORE AV NW
11	230140	0276	5/02	644,950	2,550	0	10	2002	3	4,950	N	N	7222 2ND AV NW

***Improved Sales Removed From This Physical Inspection Analysis
Area 82***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	012300	0210	4/01	250,000	Related Party, Friend, or Neighbor
2	012300	0235	4/02	155,000	Multiple Parcel Sale
2	012300	0235	6/02	77,500	Partial Interest
2	012300	0240	4/02	155,000	Multiple Parcel Sale
2	012300	0240	6/02	77,500	Partial Interest
2	045200	1460	10/02	274,500	Imp Characteristics Changed Since Sale
2	045200	1490	5/01	306,000	Imp Characteristics Changed Since Sale
2	045200	1770	2/02	259,950	Remodel before Sale-Characteristics updated after Sale
2	045200	1900	7/01	270,000	Imp Characteristics Changed Since Sale
2	045200	1900	7/02	128,176	Non-Representative Sale-Not Market Range
2	045200	1910	4/02	445,000	Remodel before Sale-Characteristics updated after Sale
2	099900	0195	2/01	191,000	Imp Characteristics Changed Since Sale
2	276760	0370	2/01	180,000	Imp Characteristics Changed Since Sale
2	276760	0745	9/01	77,272	Related Party, Friend, or Neighbor
2	276760	0925	4/02	375,000	Remodel before Sale-Characteristics updated after Sale
2	276760	1020	11/02	240,904	Quit Claim Deed
2	276760	1320	4/02	289,000	Multiple Imps on Parcel
2	276760	1325	4/02	92,415	Quit Claim Deed
2	276760	1725	6/01	38,235	Related Party, Friend, or Neighbor
2	276760	1800	6/01	232,000	Imp Characteristics Changed Since Sale
2	276760	1920	4/01	300,000	Remodel before Sale-Characteristics updated after Sale
2	276760	2000	8/01	326,000	Multiple Imps on Parcel
2	276760	2110	5/02	249,950	Multiple Imps on Parcel
2	276760	2485	7/02	320,000	Multiple Imps on Parcel
2	276760	2885	11/02	380,000	Remodel before Sale-Characteristics updated after Sale
2	276760	3215	8/01	260,000	Imp Characteristics Changed Since Sale
2	276760	3250	9/02	315,000	Teardown, Imp Characteristics Changed Since Sale
2	276760	3280	10/02	160,000	Imp Characteristics Changed Since Sale
2	276760	3660	4/02	176,000	Related Party, Friend, or Neighbor
2	276760	4480	4/02	100,000	Non-Representative Sale-Not Market Range
2	276770	4440	1/02	435,000	Remodel before Sale-Characteristics updated after Sale
2	276770	4830	3/01	427,500	Teardown, Imp Characteristics Changed Since Sale
2	276770	4875	9/02	185,000	Teardown, Imp Characteristics Changed Since Sale
2	276770	5105	11/01	280,000	Related Party, Friend, or Neighbor
2	276770	5110	1/01	260,000	Imp Characteristics Changed Since Sale
2	276770	5110	2/02	438,000	Remodel before Sale-Characteristics updated after Sale
2	276780	0035	7/01	215,000	Imp Characteristics Changed Since Sale
2	276780	0365	5/01	22,000	Partial Interest
2	276790	0725	5/01	77,784	Quit Claim Deed
2	276800	0065	1/01	256,000	Imp Characteristics Changed Since Sale
2	276800	0085	10/01	223,000	Imp Characteristics Changed Since Sale
2	276800	0210	7/02	280,000	Imp Characteristics Changed Since Sale
2	276800	0240	8/01	275,000	Segregation or Merger Since Sale

***Improved Sales Removed From This Physical Inspection Analysis
Area 82***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	276800	0390	6/01	200,000	Imp Characteristics Changed Since Sale
2	276800	0430	6/01	94,927	Related Party, Friend, or Neighbor
2	276800	0433	12/02	303,500	Remodel before Sale-Characteristics updated after Sale
2	276810	0114	9/02	135,000	Imp Characteristics Changed Since Sale
2	276810	0115	10/02	105,000	Multiple Parcel Sale
2	276810	0116	10/02	105,000	Multiple Parcel Sale
2	276810	0510	4/02	255,000	Remodel before Sale-Characteristics updated after Sale
2	276810	0630	1/01	163,000	Imp Characteristics Changed Since Sale
2	276810	0630	3/02	197,000	Remodel before Sale-Characteristics updated after Sale
2	276820	0080	7/01	249,000	Relocation Sale-Sale to Service
2	276820	0190	10/02	365,000	Imp Characteristics Changed Since Sale
2	276830	0035	3/02	235,000	Previous Imp Value <=\$10,000
2	276830	0720	6/01	205,000	Teardown, Imp Characteristics Changed Since Sale
2	276960	0750	8/02	270,000	Imp Characteristics Changed Since Sale
2	276960	0995	2/01	380,000	Segregation or Merger Since Sale
2	276960	1010	7/02	300,000	Imp Characteristics Changed Since Sale
2	276960	1350	9/02	170,000	Non-Representative Sale-Not Market Range
2	276960	1815	12/01	33,762	Quit Claim Deed
2	276960	1850	5/02	226,000	Imp Characteristics Changed Since Sale
2	930730	0060	7/01	257,000	Imp Characteristics Changed Since Sale
2	930730	0130	10/02	235,000	Remodel before Sale-Characteristics updated after Sale
2	930730	0310	7/01	112,000	Non-Representative Sale-Not Market Range
11	012503	9011	12/01	56,714	Partial Interest
11	012503	9019	6/02	530,000	Remodel before Sale-Characteristics updated after Sale
11	045800	0210	11/02	190,000	No Market Exposure
11	046100	0330	4/02	333,000	Teardown, Imp Characteristics Changed Since Sale
11	046100	1267	8/01	102,925	Quit Claim Deed
11	046100	2015	12/01	133,293	No Market Exposure
11	046100	3655	7/02	205,000	No Market Exposure
11	046100	3850	11/02	375,000	Multiple Imps on Parcel
11	046100	4495	4/02	321,000	Imp Characteristics Changed Since Sale
11	046100	4810	3/01	355,000	Segregation or Merger Since Sale
11	162330	0255	6/02	299,950	Imp Characteristics Changed Since Sale
11	162330	0446	4/02	69,717	Quit Claim Deed
11	162330	0508	7/02	75,000	Quit Claim Deed
11	162330	1080	3/02	387,500	Remodel before Sale-Characteristics updated after Sale
11	162330	1105	3/01	20,000	Related Party, Friend, or Neighbor
11	162380	0550	2/02	104,000	Related Party, Friend, or Neighbor
11	164650	0680	3/02	126,120	Partial Interest
11	164650	0690	2/01	349,000	Remodel before Sale-Characteristics updated after Sale
11	164650	1541	5/01	175,000	Related Party, Friend, or Neighbor
11	164650	2005	8/01	100,800	Quit Claim Deed
11	164650	2150	5/01	180,000	Teardown, Imp Characteristics Changed Since Sale
11	164650	2200	11/02	400,000	Multiple Imps on Parcel

***Improved Sales Removed From This Physical Inspection Analysis
Area 82***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
11	164650	2295	6/01	332,000	Remodel before Sale-Characteristics updated after Sale
11	164650	2520	1/01	186,000	Imp Characteristics Changed Since Sale
11	164650	2575	5/01	315,000	Remodel before Sale-Characteristics updated after Sale
11	200070	0300	11/01	350,000	Imp Characteristics Changed Since Sale
11	200070	0300	11/02	895,000	Remodel before Sale-Characteristics updated after Sale
11	202870	0225	6/02	300,000	No Market Exposure
11	202870	0435	4/01	200,000	No Market Exposure
11	202870	0515	5/01	288,000	No Market Exposure
11	202870	0565	5/01	72,563	Partial Interest
11	202870	0595	10/01	119,000	Non-Representative Sale-Not Market Range
11	202870	1026	8/01	135,000	Partial Interest
11	202870	1026	12/02	280,000	Remodel before Sale-Characteristics updated after Sale
11	230140	0090	7/02	335,000	Imp Characteristics Changed Since Sale
11	230140	0276	8/01	220,000	Imp Characteristics Changed Since Sale
11	287710	0596	4/02	334,900	Remodel before Sale-Characteristics updated after Sale
11	287710	0636	9/02	348,000	Remodel before Sale-Characteristics updated after Sale
11	287710	0686	1/01	425,950	Imp Characteristics Changed Since Sale
11	287710	1605	2/02	175,000	Non-Representative Sale-Not Market Range
11	287710	1795	10/01	89,888	Exempt from Excise Tax
11	287710	1961	10/01	225,700	Related Party, Friend, or Neighbor
11	287710	2016	10/02	278,920	Imp Characteristics Changed Since Sale
11	287710	2320	5/01	164,000	Quit Claim Deed
11	287710	2741	11/01	197,500	Imp Characteristics Changed Since Sale
11	287710	4170	4/01	235,000	Non-Representative Sale-Not Market Range
11	291920	0155	7/01	229,950	Imp Characteristics Changed Since Sale
11	291920	0280	4/01	360,000	Remodel before Sale-Characteristics updated after Sale
11	291920	0610	9/02	160,000	Non-Representative Sale-Not Market Range
11	291920	0735	9/01	170,000	Imp Characteristics Changed Since Sale
11	291920	1180	3/01	262,200	Related Party, Friend, or Neighbor
11	291920	1335	3/01	175,000	Non-Representative Sale-Not Market Range
11	291970	0225	5/01	270,000	Relocation Sale-Sale to Service
11	291970	0510	4/01	156,900	Non-Representative Sale-Not Market Range
11	291970	0520	4/01	225,000	No Market Exposure
11	291970	0735	12/02	21,240	Quit Claim Deed
11	291970	0765	5/01	108,468	Related Party, Friend, or Neighbor
11	291970	0945	8/01	287,000	Remodel before Sale-Characteristics updated after Sale
11	291970	1455	7/02	500,000	Imp Characteristics Changed Since Sale
11	291970	1975	12/02	41,693	Quit Claim Deed
11	292170	0435	10/02	183,300	No Market Exposure
11	292270	1085	4/02	83,820	Quit Claim Deed
11	292270	1355	8/01	207,000	No Market Exposure
11	292270	2610	9/01	56,407	Partial Interest
11	292270	2720	10/01	42,866	Related Party, Friend, or Neighbor
11	292270	2730	5/01	218,000	No Market Exposure

***Improved Sales Removed From This Physical Inspection Analysis
Area 82***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
11	305270	0310	4/01	39,554	Quit Claim Deed
11	305270	0620	4/02	313,500	Imp Characteristics Changed Since Sale
11	305270	0665	6/02	275,000	Teardown, Imp Characteristics Changed Since Sale
11	305270	1020	5/02	1,000	Non-Representative Sale-Not Market Range
11	349130	0149	5/01	180,000	No Market Exposure
11	430570	0087	4/02	60,320	Partial Interest
11	530910	0575	7/01	61,875	Quit Claim Deed
11	530910	0575	7/01	59,075	Quit Claim Deed
11	530910	0575	7/01	52,575	Quit Claim Deed
11	530910	1500	6/01	229,990	Imp Characteristics Changed Since Sale
11	544530	0050	12/02	170,000	Non-Representative Sale-Not Market Range
11	751900	0020	1/01	157,000	Exempt from Excise Tax
11	751900	0145	6/02	306,000	Imp Characteristics Changed Since Sale
11	751900	0305	4/02	300,000	Remodel before Sale-Characteristics updated after Sale
11	751900	0440	2/02	237,750	Non-Representative Sale-Not Market Range
11	751900	0471	12/01	366,000	Remodel before Sale-Characteristics updated after Sale
11	751900	1285	9/01	249,900	Imp Characteristics Changed Since Sale
11	751900	1770	10/01	280,000	Imp Characteristics Changed Since Sale
11	751900	1770	5/02	450,000	Remodel before Sale-Characteristics updated after Sale
11	751900	2075	1/01	219,000	Non-Representative Sale-Not Market Range
11	758970	0032	6/02	155,797	Related Party, Friend, or Neighbor
11	758970	0041	11/01	255,000	Imp Characteristics Changed Since Sale
11	758970	0044	7/01	216,500	Related Party, Friend, or Neighbor
11	866840	0021	1/01	56,248	No Market Exposure
11	937630	0110	7/01	250,000	Quit Claim Deed
11	937630	0425	7/02	292,500	Non-Representative Sale-Not Market Range
11	937630	0486	2/02	97,127	Partial Interest
11	937630	0510	5/01	279,950	Remodel before Sale-Characteristics updated after Sale
11	937630	0525	3/02	298,000	No Market Exposure
11	937630	0625	5/01	235,000	Remodel before Sale-Characteristics updated after Sale
11	937630	0635	2/02	232,000	No Market Exposure
11	937630	0920	3/02	309,950	Remodel before Sale-Characteristics updated after Sale
11	937630	0945	2/01	265,000	Imp Characteristics Changed Since Sale
11	937630	1545	7/02	110,765	Non-Representative Sale-Not Market Range
11	937630	1640	2/02	253,800	No Market Exposure
11	937630	1810	3/01	15,000	Related Party, Friend, or Neighbor

Model Validation

Total Value Model Conclusions, Recommendations and Validation:

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the total Value Model described above results in improved equity between sub areas, grades, living area, and age of homes. In addition the resulting assessment level is 99.0%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the 2002 and 2003 Ratio Analysis charts included in this report.

The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.

Application of these recommended value for the 2003 assessment year (taxes payable in 2004) results in an average total change from the 2002 assessments of +5.7%. This increase is due partly to upward market changes over time and the previous assessment levels.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

Area 82 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 0.990 .

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
4	1	0.899	1.029	14.5%	NA	NA
5	9	0.900	1.001	11.2%	0.934	1.067
6	94	0.948	0.998	5.3%	0.980	1.016
7	383	0.932	0.986	5.8%	0.977	0.996
8	77	0.869	0.999	15.0%	0.980	1.018
9	3	0.744	0.978	31.4%	0.963	0.993
10	1	0.713	0.983	37.8%	NA	NA
Year Built or Year Renovated	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1900 - 1909	71	0.952	1.004	5.6%	0.980	1.029
1910 - 1919	123	0.921	0.976	6.0%	0.959	0.993
1920 - 1935	186	0.905	0.992	9.6%	0.978	1.006
1936 - 1949	82	0.925	0.994	7.4%	0.976	1.012
1950 - 1959	20	0.934	0.994	6.4%	0.938	1.050
1960 - 1969	18	0.962	0.997	3.6%	0.961	1.033
1970 - 1979	6	0.892	0.995	11.5%	0.914	1.076
1980 - 1989	15	0.940	1.013	7.7%	0.982	1.044
1990 - 1999	13	0.883	0.987	11.8%	0.922	1.051
2000 - 2003	34	0.914	0.979	7.1%	0.962	0.996
Condition	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
Fair	9	1.075	1.021	-5.0%	0.961	1.082
Average	259	0.938	0.990	5.5%	0.979	1.001
Good	254	0.912	0.986	8.2%	0.976	0.997
Very Good	46	0.859	1.005	17.1%	0.967	1.044
Stories	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1	306	0.926	0.994	7.3%	0.985	1.003
1.5	187	0.912	0.983	7.7%	0.966	0.999
2	56	0.913	1.000	9.5%	0.982	1.017
3	19	0.946	0.976	3.2%	0.946	1.007

Area 82 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

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Above Grade Living Area	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1 - 799	58	0.906	1.005	10.9%	0.984	1.025
800 - 999	135	0.934	0.979	4.8%	0.964	0.993
1,000 - 1,399	211	0.917	0.998	8.8%	0.985	1.012
1,400 - 1,799	118	0.925	0.983	6.3%	0.965	1.002
1,800 - 2,199	30	0.942	0.992	5.4%	0.966	1.019
2,200 - 2,599	9	0.842	1.001	19.0%	0.950	1.052
2,600 - 2,999	4	0.936	0.969	3.5%	0.876	1.061
3,000 - 3,500	3	0.803	0.957	19.1%	0.801	1.113
View Y/N	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
Y	13	0.913	0.964	5.6%	0.930	0.999
N	555	0.921	0.991	7.6%	0.983	0.999
Wft Y/N	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	568	0.920	0.990	7.6%	0.983	0.998
Y	0	NA	NA	NA	NA	NA
Sub	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
2	154	0.937	0.994	6.1%	0.981	1.007
11	414	0.915	0.989	8.1%	0.980	0.998
Lot Size	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1 - 2,499	30	0.941	0.996	5.8%	0.971	1.021
2,500 - 2,999	27	0.908	0.984	8.3%	0.950	1.018
3,000 - 3,999	134	0.904	0.985	8.9%	0.970	0.999
4,000 - 4,999	167	0.923	0.989	7.1%	0.974	1.003
5,000 - 5,999	182	0.929	0.992	6.8%	0.978	1.007
6,000 - 7,499	23	0.962	1.013	5.3%	0.973	1.053
7,500 - 9,000	5	0.767	0.984	28.2%	0.950	1.017

Area 82 Physical Inspection Ratio Confidence Intervals

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The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Neighborhood 1	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
Y	168	0.943	0.987	4.7%	0.974	1.000
N	400	0.911	0.991	8.8%	0.982	1.001
Neighborhood 2	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
Y	50	0.896	0.993	10.8%	0.973	1.013
N	518	0.923	0.990	7.2%	0.982	0.998
Neighborhood 16	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
Y	196	0.896	0.989	10.3%	0.973	1.004
N	372	0.933	0.991	6.2%	0.982	0.999
Year Built 1961- 1979	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
Y	23	0.946	0.997	5.3%	0.965	1.028
N	545	0.919	0.990	7.7%	0.982	0.998
Year Built or Renovated before 1936	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
Y	380	0.918	0.989	7.7%	0.979	0.999
N	188	0.925	0.992	7.3%	0.981	1.004
Year Built >1979 and Lot Size<3,001 s.f.	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
Y	36	0.938	0.988	5.3%	0.968	1.008
N	532	0.919	0.990	7.7%	0.982	0.998
Triplex	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
Y	11	0.955	0.983	3.0%	0.923	1.043
N	557	0.919	0.990	7.7%	0.983	0.998

Area 82 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

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The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

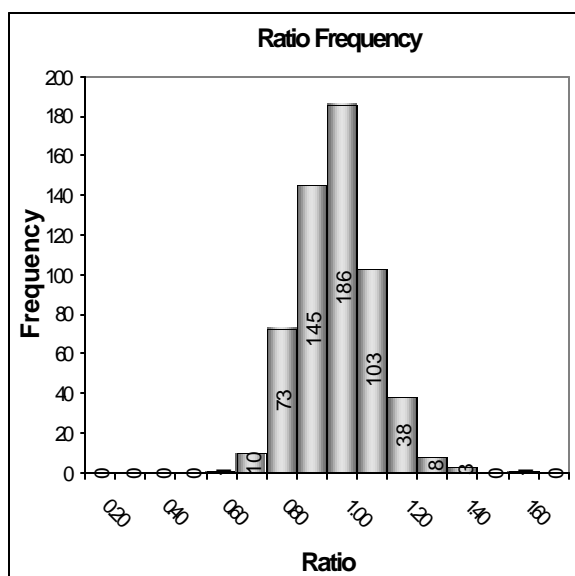
It is difficult to draw valid conclusions when the sales count is low.

Traffic Noise	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
None	493	0.918	0.992	8.0%	0.984	1.000
Moderate	25	0.953	0.994	4.3%	0.959	1.029
Heavy	46	0.929	0.970	4.4%	0.942	0.998
Extreme	4	0.922	0.953	3.4%	0.806	1.100

2002 Improved Parcel Ratio Analysis

District/Team: NW / Team - 1	Lien Date: 01/01/2002	Date of Report: 6/10/2003	Sales Dates: 1/2001- 12/2002
Area 82	Analyst ID: SELL	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No

SAMPLE STATISTICS	
Sample size (n)	568
Mean Assessed Value	278,100
Mean Sales Price	302,200
Standard Deviation AV	54,715
Standard Deviation SP	67,231
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.932
Median Ratio	0.928
Weighted Mean Ratio	0.920
UNIFORMITY	
Lowest ratio	0.527
Highest ratio:	1.514
Coefficient of Dispersion	10.66%
Standard Deviation	0.126
Coefficient of Variation	13.50%
Price Related Differential (PRD)	1.013
RELIABILITY	
95% Confidence: Median	
Lower limit	0.915
Upper limit	0.941
95% Confidence: Mean	
Lower limit	0.922
Upper limit	0.942
SAMPLE SIZE EVALUATION	
N (population size)	5276
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.126
Recommended minimum:	25
Actual sample size:	568
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	292
# ratios above mean:	276
Z:	0.671
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout area 82 .

2003 Improved Parcel Ratio Analysis

District/Team: NW / Team - 1	Lien Date: 01/01/2003	Date of Report: 6/10/2003	Sales Dates: 1/2001 - 12/2002										
Area 82	Analyst ID: SELL	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No										
SAMPLE STATISTICS		<table><caption>Ratio Frequency Data</caption><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.85</td><td>64</td></tr><tr><td>0.90</td><td>225</td></tr><tr><td>0.95</td><td>205</td></tr><tr><td>1.00</td><td>53</td></tr></tbody></table>		Ratio	Frequency	0.85	64	0.90	225	0.95	205	1.00	53
Ratio	Frequency												
0.85	64												
0.90	225												
0.95	205												
1.00	53												
Sample size (n)	568												
Mean Assessed Value	299,200												
Mean Sales Price	302,200												
Standard Deviation AV	59,678												
Standard Deviation SP	67,231												
ASSESSMENT LEVEL													
Arithmetic Mean Ratio	0.999												
Median Ratio	0.997												
Weighted Mean Ratio	0.990												
UNIFORMITY													
Lowest ratio	0.668												
Highest ratio:	1.365												
Coefficient of Dispersion	7.06%												
Standard Deviation	0.092												
Coefficient of Variation	9.22%												
Price Related Differential (PRD)	1.009												
RELIABILITY		COMMENTS:											
95% Confidence: Median		<p>1 to 3 Unit Residences throughout area 82 .</p> <p>Both assessment level and uniformity have been improved by application of the recommended values.</p>											
Lower limit	0.989												
Upper limit	1.004												
95% Confidence: Mean													
Lower limit	0.991												
Upper limit	1.006												
SAMPLE SIZE EVALUATION													
N (population size)	5276												
B (acceptable error - in decimal)	0.05												
S (estimated from this sample)	0.092												
Recommended minimum:	14												
Actual sample size:	568												
Conclusion:	OK												
NORMALITY													
Binomial Test													
#ratios below mean:	291												
#ratios above mean:	277												
z	0.587												
Conclusion:	Normal*												
*i.e. no evidence of non-normality													

USPAP Compliance

Client and Intended Use of the Appraisal:

This summary mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a summary mass appraisal report as stated in USPAP SR 6-7. To fully understand this report the reader may need to refer to the Assessor's Property Record Cards, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.

The purpose of this report is to explain and document the methods, data and analysis used in revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The revaluation is subject to their periodic review.

Definition and date of value estimate:

Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65) . . . or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

Highest and Best Use

WAC 458-12-330 **REAL PROPERTY VALUATION—HIGHEST AND BEST USE.**

All property, unless otherwise provided by statute, shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Uses which are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in estimating the highest and best use.

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly

located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)

Date of Value Estimate

All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]

The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4]

Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.

Property rights appraised:

Fee Simple

The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

Special assumptions and limiting conditions:

That no opinion as to title is rendered. Data on ownership and the legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements, and restrictions unless shown on the maps or property record cards. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.

That no engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.

That rental areas herein discussed have been calculated in accord with standards developed by the American Standards Association as included in Real Estate Appraisal Terminology.

That the projections included in this report are utilized to assist in the valuation process and are based on current market conditions, anticipated short term supply and demand factors, and a continued stable economy. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.

That no responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.

That the appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in our analysis to any potential diminution in value should such hazardous materials be found. We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.

That no opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.

That maps, plats, and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.

Exterior inspections were made of all properties however, due to lack of access few received interior inspections.

The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.

We appraise fee simple interest in every property. Unless shown on the Assessor's parcel maps, we do not consider easements as adversely affecting property value.

We have attempted to segregate personal property from the real estate in our appraisals.

We have not appraised movable equipment or fixtures as part of the real estate. We have appraised identifiable permanently fixed equipment with the real estate in accordance with RCW 84.04.090 and WAC 458-12-010.

We have considered the effect of value of those anticipated public and private improvements of which we have common knowledge. We can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.

The appraisers have no personal interest or bias toward any properties that they appraise.

Departure Provisions:

Which if any USPAP Standards Rules were departed from or exempted by the Jurisdictional Exception

SR 6-2 (g)

The assessor has no access to title reports and other documents. Because of budget limitations we did not research such items as easements, restrictions , encumbrances, leases, reservations , covenants, contracts, declarations and special assessments. The mass appraisal must be completed in the time limits as indicated in the Revaluation Plan and as budgeted.